
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 25, 2014 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 30, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

07-02436

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania, being Lots 771, 772 and 773, on a certain Plan of Lots recorded at Norristown, Pennsylvania, in Deed Book 636, Page 500, and described together as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gilpin Road (fifty feet wide) at the distance of fifty feet measured South forty-two degrees, thirteen minutes, eight seconds West from the intersection of the Southeasterly side of Gilpin Road and the Southwesterly side of Sheldon Road (fifty feet wide); thence extending from said beginning point, along line of Lot 770 on said plan, South forty-seven degrees, forty-one minutes East, one hundred twenty-five feet to a point a corner of Lot 783 on said plan; thence along the rear lines of Lots 783, 784 and 785, South forty-two degrees, thirteen minutes, eight seconds West, seventy-five feet to a point, a corner of Lot 774; thence extending along line of Lot 774 on said plan, North forty-seven degrees, forty-one minutes West, one hundred twenty-five feet to a point on the Southeasterly side of Gilpin Road; thence extending along the Southeasterly side of Gilpin Road North forty-two degrees, thirteen minutes, eight seconds East, seventy-five feet to the first mentioned point and place of beginning.

BEING the same premises which Roger A. Roberts and Sheila F. Roberts, husband and wife, by deed dated September 10, 1991 and recorded in the Office of the Recorder of Deeds of Montgomery County on September 17, 1991, in Deed Book Volume 4986, Page 2389, granted and conveyed unto Sheila F. Roberts.

Parcel Number: 59-00-08317-00-3.

Location of property: 17 Gilpin Road, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sheila F. Roberts** 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, LLC, Asset-Backed Certificates, Series 2006-HE6. Debt: \$233,940.46.

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.

07-21960

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

BEING Lot No. 41.

TITLE TO SAID PREMISES IS VESTED IN Kevin Lethon McGill, unmarried, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 06/27/2006, recorded 08/03/2006, in Deed Book 5610, Page 2864.

Parcel Number: 42-00-00473-03-4.

Location of property: 49 Brookview Lane, Pottstown, PA 19464.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Kevin Lethon McGill** at the suit of Taylor, Bean & Whitaker Mortgage Corporation. Debt: \$277,982.15.

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

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

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

08-03557

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Topographical Map and Re-Survey of the property of Martin W. Field and Jay M. Gross made by Milton R. Yerkes, Civil Engineers, dated April 5, 1956, and last revised October 25, 1956, as follows, to wit:

BEGINNING at a point on the center line of Hidden River Road, said point being the 2 following courses and distances from a point in the center line of Sprague Road: (1) leaving Sprague Road, North fifty-five degrees, fifty minutes East along the center line of Hidden River Road three hundred twelve and eleven one-hundredths feet to a point of curve on the same; and (2) Northeastwardly and Eastwardly along the center line of Hidden River Road, on the arc of a circle, curving to the right, having a radius of three hundred feet, the arc distance of one hundred seventy-two and seventy one-hundredths feet to the place of beginning; thence extending from said point of beginning, North five degrees, one minute West crossing the Northerly side of Hidden River Road, four hundred seventy-four and eighty-eight one-hundredths feet to a point on the Southerly side of the Schuylkill Expressway, the 2 following courses and distances: (1) North eighty-eight degrees, fifty-one minutes, forty-one seconds East, seventy-two and ninety-four one-hundredths feet to a point of curve on the same; and (2) Eastwardly on the arc of a circle, curving to the right, having a radius of three hundred fifty feet, the arc distance of one hundred thirty-six and seven one-hundredths feet to a point; thence extending South eleven degrees, forty-nine minutes West re-crossing the Northerly side of Hidden River Road, four hundred sixty-seven and thirty-two one-hundredths feet to a point on the center line of same; thence extending Westwardly, on the arc of a circle, curving to the left, having a radius of three hundred feet, the arc distance of sixty-eight and seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 46 as shown on the above mentioned plan.

BEING the same premises which Bertram J. Channick and Beverly Channick by Deed dated 05/12/2006 and recorded on 05/25/2006 in Montgomery County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 5602, Page 386, granted and conveyed unto Chester Fulton.

Parcel Number: 40-00-25084-00-4.

Location of property: 321 Hidden River Road, Lower Merion, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chester Fulton** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4 Debt: \$725,535.74.

Jill Manuel-Coughlin, Attorney, I.D. #63252

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

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

09-09895

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of lots made for S.E.B. Inc., Part 2 B by F. Richard Urwiler, dated March 30, 1964 and recorded in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-12, Page 66, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hickory Drive (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Bittersweet Drive (50 feet wide): (1) leaving Bittersweet Drive on the arc of a circle curving to the left, having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Hickory Drive; and (2) South 41 degrees, 12 minutes, 00 seconds East, 415.00 feet to the point of beginning; thence extending from said point of beginning, North 48 degrees, 48 minutes, 00 seconds East, 308.06 feet to a point; thence extending South 04 degrees, 46 minutes, 00 seconds East, 360.00 feet to a point on the Southwesterly side of Hickory Drive; thence extending along the same the three following courses and distances: (1) South 85 degrees, 14 minutes, 00 seconds West, 111.48 feet to a point of curve; (2) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 116.86 feet to a point of tangent; and (3) North 41 degrees, 12 minutes, 00 seconds West, 60.28 feet to the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Richard I. Lesinski and Maria R. Bess, by Deed from Peter G. Timins and Grace E. Timins, h/w, dated 07/22/2005, recorded 08/23/2005 in Book 5587, Page 2575.

Parcel Number: 62-00-00669-02-5.

Location of property: 1930 Hickory Drive, Harleysville, PA 19438-1113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard I. Lesinski and Maria R. Bess** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for JP Morgan Alternative Loan Trust 2005-S1. Debt: \$262,876.13.

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

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

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

09-13056

ALL THAT CERTAIN lot or parcel of land and premises, with the buildings thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, and as per a plan of lots for the North Wales Land Association, North Wales, Montgomery County, Pennsylvania, and marked on said plan of lots as Lot #128, bounded and described, as follows, to wit:

SITUATE on the Northwesterly side of Montgomery Avenue, at the distance of 100 feet Southwesterly from the Southwesterly side of West Street.

CONTAINING in front or breadth on the said Montgomery Avenue, 50 feet and of that width extending in length or depth between lines parallel with the said West Street, Northwesterly 136.5 feet to a 14 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Keith W. Sheehy and Melanie L. Sheehy, by Deed from Dennis R. Shiffler, dated 09/20/2006, recorded 10/17/2006, in Book 5620, Page 366.

Parcel Number: 56-00-05761-00-6.

Location of property: 506 West Montgomery Avenue, North Wales, PA 19454-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith W. Sheehy and Melanie L. Sheehy** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$255,797.98.

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

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

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

09-20647

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

BEGINNING at a point on the Northwesterly side of Knox Road (50 feet wide) said point being the five (5) following courses and distances from a point of curve on the Southwesterly side of Pulaski Drive (50 feet wide): (1) leaving Pulaski Drive on the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Northwesterly side of Knox Road; (2) South 40 degrees, 51 minutes West along the Northwesterly side of Knox Road 28.40 feet to a point of curve in the same; (3) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the right having a radius of 135 feet, the arc distance of 93.31 feet to a point of tangent in the same; (4) South 80 degrees, 27 minutes West along the Northwesterly side of Knox Road 386.38 feet to a point of curve in the same; and (5) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the left, having a radius 295.18 feet, the arc distance 146.65 feet to the place of beginning; thence extending from said point of beginning along the Northwesterly side of Knox Road the two (2) following courses and distances: (1) Southwestwardly on the arc of a circle curving to the left, having a radius of 295.18 feet, the arc distance of 57.35 feet to a point of tangent in the same; and (2) South 40 degrees, 51 minutes West, 32.93 feet to a point; thence extending North 49 degrees, 09 minutes West crossing the Southeasterly side of a certain 40 feet wide drainage easement and partly crossing a stream 216.69 feet to a point on the center line of the aforesaid 40 feet wide drainage easement in the bed of the aforesaid stream; thence extending along the center line of the aforesaid 40 feet wide drainage easement the two (2) following courses and distances: (1) North 40 degrees, 51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwesterly side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeasterly side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the last mentioned point and place of beginning.

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

BEING Lot No. 163 on said plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jea Kwan Lee** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, National Association, as Trustee for The MLMI Surf Trust Series 2005-BC2. Debt: \$359,390.81.

Alyk L. Oflazian, Attorney. I.D. #312912

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

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

09-26168

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:

The two following tracts:

BEGINNING at a point on the Northwesterly side of Walnut Street (66 feet wide) at the distance of 216.50 feet measured North 55 degrees, 25 minutes East along the said side of Walnut Street from its intersection with the Northeasterly side of Fornance Street (66 feet wide); thence extending North 34 degrees, 50 minutes West, the line for a portion of the distance passing through the middle of a party wall 86.69 feet to a point; thence extending North 55 degrees, 25 minutes East, 28.73 feet to a point; thence extending South 34 degrees, 50 minutes East, 86.69 feet to a point on the Northwesterly side of Walnut Street aforesaid; thence extending along the same South 55 degrees, 25 minutes West, 28.73 feet to the mentioned point and place of beginning.

ALL THOSE CERTAIN two lots, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made by George C. Hellman, Norristown, Pennsylvania dated 7/29/1966 and recorded in Plan Book C-5, Page 3, as follows, to wit:

BEGINNING at an interior point, which is at the distance of 215.50 feet on a course of North 55 degrees, 25 minutes East from a point on the Northeasterly side of Fornance Street (66 feet wide), which last mentioned point is at the distance of 86.69 feet on a course of North 34 degrees, 50 minutes West from the point of intersection of the said side of Fornance Street with the Northwesterly side of Walnut Street (66 feet wide); thence extending from a point of beginning North 34 degrees, 50 minutes West, 55.89 feet to a point; thence North 55 degrees, 25 minutes East, 57.39 feet to a point; thence South 34 degrees, 50 minutes East, 55.89 feet to a point; and thence South 55 degrees, 25 minutes West, 57.39 feet to the place of beginning.

BEING the same premises which Marie Albert, by her Attorney in Fact Lucia Arnold, by Deed dated November 10, 2000 and recorded November 16, 2000 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, In Record Book 5338, Page 1876, granted and conveyed unto James D. Jackson III and Ledora Jackson, husband and wife.

Parcel Number: 13-00-37728-00-5.

Location of property: 1415 Walnut Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ledora Jackson and James D. Jackson, III** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-B Asset-Backed Pass-Through Certificates, Series 2003-B. Debt: \$204,065.83.

Salvatore Filippello, Attorney. I.D. #313897

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

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

09-33481

ALL THAT CERTAIN brick, dwelling, known as 1444 Willow Street, situated in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Registered Engineer, dated February, 1947 as follows, to wit:

BEGINNING at a point on the Southeast side of Willow Street at the distance of 40 feet Southwesterly from the Southeast side of Freedley Street, a corner of this and lands of John F. Yeakle and Kathryn G. Yeakle (his wife), Deed Book 1395, Page 323); thence along the said Yeakle $\frac{1}{2}$ s land and land of Lewis P. Shaffer (Deed Book 865, Page 536) Southeasterly parallel to Freedley Street 100 feet, more or less to land of Joseph A. Brady and Elizabeth M., his wife (Deed Book 3127, Page 363); thence along said Brady $\frac{1}{2}$ s land and parallel to Willow Street, Southwesterly 20.35 feet to land of Walter M. Reese and Josephine W. Reese, his wife (Deed Book 3255, Page 901); thence Northwesterly along the said Reese $\frac{1}{2}$ s land 100 feet more or less to the Southeast side of Willow Street, aforesaid; and thence along the same Northeasterly 20.35 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lillian D. Foreman by Deed from Joseph R. Zielinski and Joanne Zielinski dated 1/15/97, recorded 1/21/98 in Deed Book 5213, Page 2363.

Parcel Number: 13-00-38652-00-8.

Location of property: 1444 Willow Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lillian D. Foreman and Palmer Ringkamp** at the suit of HSBC Mortgage Services, Inc. Debt: \$189,123.28.

David Neeren, Attorney. I.D. #204252

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

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

09-41933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of "RiverCrest Phase II", prepared by Eastern States Engineering, dated June 25, 2003, last revised August 5, 2004, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 23, Pages 447 (being the "Overall Master Plan" of "River Crest Phase II", dated August 5, 2004), 448, 449, 450, 451, 452, 453 and 454 (being Sheets 1, 2, 3, 4, 5, 6 and 7 of Final Record Plan), as follows, to wit:

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

10-00386

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

Jill P. Jenkins, Attorney. I.D. #306588

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

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

10-00502

ALL THAT CERTAIN lot or parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan called 'Hillcrest' (Block 'C') made by Charles E. Shoemaker, Registered Professional Engineers, dated May 7, 1952, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Willow Grove Avenue (46.5 feet wide) (said side of Willow Grove Avenue being at the distance of 30 feet Southeast of the center line of the said Willow Grove Avenue), at the distance of 12.56 feet measured on the arc of a circle curving to the right having a radius of 8 feet from a point of curve on the Northeasterly side of Knox Road (45 feet wide); thence extending North 1 degree, 5 minutes, 12 seconds East along the said side of Willow Grove Avenue 82.87 feet to a point; thence extending South 86 degrees, 01 minutes, 45 seconds East, 167.28 to a point; thence extending South 3 degrees, 58 minutes, 15 seconds West, 82.56 feet to a point on the Northeasterly side of Knox Road aforesaid; thence extending North 88 degrees, 54 minutes, 48 seconds West, along the said side of Knox Road 154.92 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right, having a radius of 8 feet the arc distance of 12.57 feet to the first mentioned point and place of beginning.

BEING known as Lot 40 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Reginald C. Brown from Cleonice E. Brown, by Deed, dated 06/02/2013 and recorded 06/17/2013 in Book 5877, Page 659.

Parcel Number: 31-00-16267-00-1.

Location of property: 7903 Knox Road, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Reginald C. Brown and Cleonice E. Brown** at the suit of Wells Fargo Bank, N.A., as Trustee for The Certificateholders of Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3. Debt: \$323,611.81.

Emily M. Phelan, Attorney. I.D. #315250

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

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

10-08476

ALL THAT CERTAIN tract of 2 building lots, situate in **Telford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the middle of Summit Street and in line with lands of Robert A. Huber; thence along lands of Robert A. Huber, South 41 degrees, and 26 minutes East, 200 feet to an iron pin set on the North side of a 15 feet wide alley; thence along lands of Robert A. Huber, South 41 degrees, and 26 minutes East, 200 feet to an iron pin set on the North side of a 15 feet wide alley; thence along the Northern side of said alley North 48 degrees, West 113.8 feet to an iron pin a corner set on the East side of another 15 feet wide alley and lands of the Borough of Telford; thence along said alley North 43 degrees, West 200 feet to an iron pin a corner set in the middle of aforesaid Summit Street, thence along the middle of Summit Street North 48 degrees, East 117.6 feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald Saylor and Jessica K. Saylor, husband and wife, as Tenants by the Entireties, from Verna Rae Geiser, widow, now known as Verna R. Triol, in a Deed dated 4/20/2007, recorded 5/11/2007, in Book 5646, Page 2669.

Parcel Number: 22-02-02023-00-5.

Location of property: 56 Summit Street, Telford, PA 18969-2055.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ronald Saylor and Jessica K. Saylor** 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: \$296,655.90

John Michael Kolesnik, Attorney. I.D. #308877

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

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

10-16064

ALL THAT CERTAIN half' or a double message and .building lot on the West side of Main Street North of Diamond Street in the **Souderton Borough**, Montgomery County, Pennsylvania, bounded and. described according to a recent survey and plan dated June 29, 1948, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being designated as 304 North Main Street, as follows, to wit:

BEGINNING at a mark in the West curb line of Main Street thirty-three feet between curbs said mark being fifty feet Northwest of the intersection of the Main Street curb and the North curb line of Diamond Street; thence along other lands of grantor of which this was a part and passing thru the party wall of the double message on this and adjoining lot South forty-four degrees, West the distance of one hundred eleven and ninety hundredths feet to a drillhole in the concrete walk; thence still along the same the next two courses and distances North forty-six degrees, West the distance of thirty and two-hundredths feet to an iron pin; thence (2) South forty-four degrees, West the distance of twenty-four and ninety hundredths feet to an iron pin in the East side of a twenty feet wide public alley; thence along the same North forty-six degrees, West the distance of seven and ninety-eight hundredths feet to an iron pin a corner; thence along the same North forty-six degrees, West the distance of seven and ninety-eight hundredths feet to an iron pin a corner; thence along the lands of Robert B. Nace North forty-four degrees, East the distance of one hundred thirty-six and eight-tenths feet to the West curb line of Main Street; thence along the same South forty-six degrees, East the distance of thirty-eight feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Knappenberger and Terry R. Knappenberger by Deed from Thomas R. Miorelli and Theresa M. Miorelli, dated November 25, 1996 and recorded December 3, 1996 in Deed Book 5169, Page 0826.

Parcel Number: 21-00-05004-00-6.

Location of property: 304 North Main Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard A. Knappenberger and Terry R. Knappenberger** at the suit of Household Finance Consumer Discount Company. Debt: \$196,639.26.

Carol A. DiPrinzio, Attorney.

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

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

10-18293

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania being marked Lot #33 on a certain plan of lots laid out by the said George Apel and described according to a recent survey thereof made by Charles K. Amlan, Surveyor, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a certain street or avenue laid out on said plan called Lynn Avenue at the distance of 607 feet Southwestwardly from the Southwesterly side of a public road or avenue leading from Edge Hill to Camp Hill now called Pennsylvania Avenue; thence extending Southwestwardly in front or breadth on the said Lynn Avenue 25 feet and that width extending in length or depth Southeastwardly between parallel lines at right angles with the said Lynn Avenue, 115 feet; bounded Southwestwardly by lot marked #32 on said plan, Northeastwardly by lot marked #34 on said plan; Southeastwardly by ground now or late of Jacob Rech and Northwestwardly by Lynn Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Christopher L. Milton Deeded by Brian Ashman and Abigail Meade, dated 11/15/2008 and recorded 12/3/2008, in Book 5715, Page 02379.

Parcel Number: 52-00-10634-00-6.

Location of property: 50 Lynn Avenue, Orelan, PA 19075-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher L. Milton** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$230,813.73.

Emily M. Phelan, Attorney. I.D. #315250

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

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

10-25704

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of Blue Bell Farms, made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, on March 23, 1944 and revised April 17, 1944, and again revised September 11, 1944, as follows, to wit:

BEGINNING at a point in the middle line of Meeting House Road (33 feet wide) at the distance of 1758.73 feet measured along the middle of said Meeting House Road South 37 degrees, 21 minutes West from the intersection thereof with the middle line of Skippack Pike (50 feet wide); thence along said middle line of Meeting House Road South 37 degrees, 2 minutes West, 187.15 feet to the Southwesterly line of Valley Road (extended) (50 feet wide); thence along the Southwesterly side of Valley Road North 51 degrees, 46 minutes West, 277.67 feet to a stone set in the Southwesterly side thereof where said Valley Road makes a curve; thence crossing Valley Road at said curve, North 51 degrees, 46 minutes West, 75 feet to a point on the Northwesterly side thereof; thence extending North 11 degrees, 2 minutes East, 202.74 feet to a point of intersection of the Southwesterly line of Lot No. 9-A, with the Southeasterly line of Lot No. 10; thence along the Southwesterly line of Lot No. 9-A, South 52 degrees, 39 minutes East, 441.52 feet to a point in the center line of Meeting House Road and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Fischetti, as Sole Owner by Deed from Diane M. Maze and spouse if any, and Carolyn Parzale, and spouse if any dated 10/24/2007 and recorded 11/5/2007 in Deed Book 5671, Page 135.

Parcel Number: 66-00-07741-00-5.

Location of property: 1075 Union Meeting Road, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen Fischetti** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank. Debt: \$357,587.40 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.

10-25821

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a certain plan thereof known as "Plan of Lots on Plan Idro Farms", made for Oakwynne Development Company, by George B. Mebus, Inc., Engineers, dated the 25th day of May A.D., 1957 and last revised on the 6th day of May A.D., 1959, as follows, to wit:

BEGINNING at a point on the Southerly side of Church Road (of irregular width), said point being the four following courses and distances from a point of curve on the Southeasterly side of New Second Street (60 feet wide): (1) leaving New Second Street on the arc of a circle curving to the right having a radius of 68 feet, the arc distance of 45.265 feet to a point of tangent on the Southeasterly side of Church Road (60 feet wide); (2) North 74 degrees, 29 minutes, 20 seconds East along the Southeasterly side of Church Road 341.41 feet to a point, an angle in the said road; (3) South 88 degrees, 01 minutes, 12 seconds East along the Southerly side of Church Road (of irregular width) 4.99 feet to a point of curve on the same; and (4) Eastwardly still along the Southerly side of Church Road (of irregular width) the two following courses and distances: (1) Eastwardly on the arc of a circle curving to the right having a radius of 289.44 feet, the arc distance of 5 feet to a point of tangent in the same; and (2) North 83 degrees, 59 minutes, 13 seconds East, 38.12 feet to a point on the Southwesterly side of Church Road (60 feet wide); thence extending South 80 degrees, 48 minutes, 10 seconds East along the Southwesterly side of Church Road (60 feet wide) 28.08 feet to a point; thence extending South 09 degrees, 42 minutes, 30 seconds West, 70 feet to a point; thence extending North 09 degrees, 42 minutes, 30 seconds East, 187.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 107 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Crystal R. Hollis-Womack and Dennis M. Womack, h/w, by Deed from Crystal R. Hollis-Womack and Dennis M. Womack, w/h, dated 01/14/2005, recorded 02/09/2005 in Book 5543, Page 835.

Parcel Number: 31-00-06589-00-4.

Location of property: 144 Church Road a/k/a 144 East Church Road, Elkins Park, PA 19027-2208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis M. Womack and Crystal R. Hollis Womack a/k/a Crystal R. Hollis Womack** at the suit of Bank of America, as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$306,058.14.

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

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

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

10-28271

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, in the State of Pennsylvania and described according to a plan thereof made by Franklin and Lindsey, Registered Engineers, dated July 8, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ashbourne Road (33 feet wide) at the distance of 82.79 feet measured on a bearing South 48 degrees, 28 minutes East along the said side of Ashbourne Road from a point of tangent on the same; said point of tangent being at the distance of 31.49 feet measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Southeasterly side of Whitewood Road (40 feet wide); thence extending from said point of beginning North 41 degrees, 32 minutes East, 204.37 feet to a point; thence extending South 48 degrees, 23 minutes, 50 seconds East, 102.14 feet to a point; thence extending South 41 degrees, 32 minutes West, 204.24 feet to a point of the Northeasterly side of Ashbourne Road aforesaid; thence extending North 48 degrees, 28 minutes West along the said side of Ashbourne Road 102.14 feet to the first mentioned point and place of beginning.

CONTAINING in area 20,867 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Sung Hoon Kang, his heirs and assigns by Deed from Bo H. Lim and Jae O. Lim dated 7/15/2004 and recorded 8/5/2004 in Deed Book 5520, Page 2335.

Parcel Number: 31-00-00799-00-7.

Location of property: 1703 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sung Hoon Kang** at the suit of Wells Fargo Bank, N.A., also known as Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB. Debt: \$263,080.16 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

10-29341

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

BEGINNING at a point on the Southeasterly side of Evans Street, at a corner of this and lot now or late of William S. Shaner; thence in an Easterly direction along said Shaner's land and passing in said course and distance through the middle of the partition or division of the hereby granted brick message and the brick message now or late of William S. Shaner, adjoining to the South, seventy-two feet to a point in said line; thence continuing in said line in a Southeasterly direction, sixty feet to a ten feet wide alley; thence along said alley, Northwardly twenty feet and four inches to land now or late of Frank Hutt, et al.; thence along the same in a Northwesterly direction sixty feet to a point in said line; thence continuing along the same Westwardly seventy-two feet to Evans Street, aforesaid; thence along said Evans Street following the courses or angles thereof, twenty feet and seven inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN E. James Zettlemoyer, by Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated 10/27/2005, recorded 12/15/2005 in Book 5583, Page 362.

Parcel Number: 16-00-07516-00-1.

Location of property: 234 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **E. James Zettlemoyer** at the suit of HSBC Bank USA, National Association, as Trustee for the Benefit of The Certificateholders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-FM2. Debt: \$119,576.36.

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.

10-37875

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Section 2 of Pinewoods, made by Carroll Engineering Corporation, Warminster, Pennsylvania, dated May 25, 1978, and Final revision 2/29/1980, and records in the Office for Recording of Deeds, in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-41, Page 3 "A" as follows, to wit:

BEGINNING at a point on the Southwesterly side of Roy Lane (150 feet wide) said point being a corner of Lot No. 104 as shown on the aforesaid plan; thence from said point of beginning, along the Southwesterly side of Roy Lane, South 52 degrees, 38 minutes, 16 seconds East, a distance of 95.00 feet to a point, a corner of Lot No. 105; thence along line of Lot No. 196, South 37 degrees, 21 minutes, 44 seconds West, a distance of 129.01 feet to a point, another corner of Lot No. 106, in line of lands now or late of Forrest Hills Cemetery, Inc., thence along line of lands now or late of Forrest Hills Cemetery, Inc., North 52 degrees, 38 minutes, 16 seconds West, a distance of 95.00 feet to a point, a corner of Lot No. 104; thence along line of Lot No. 104, North 37 degrees, 21 minutes, 44 seconds East, a distance of 129.01 feet to a point, another corner of Lot No. 204 on the Southwesterly side of Roy Lane, the point and place of beginning.

BEING all of Lot No. 105, as shown on the aforesaid plan.

UNDER AND SUBJECT to conditions, restrictions, easements, agreements and rights-of-way as now appear or record.

TITLE TO SAID PREMISES IS VESTED IN Suzanne Schultz, by Deed from Allan Kaleck and Ellyn Kaleck, h/w, dated 06/23/2004, recorded 06/22/2005 in Book 5558, Page 1940.

Parcel Number: 41-00-08136-12-1.

Location of property: 126 Roy Lane, Huntingdon Valley, PA 19006-3120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzanne Schultz** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$408,064.66.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

11-08536

ALL THAT CERTAIN lot or piece of land, with the buildings erected, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof, made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on 6/6/1948, as follows, to wit:

BEGINNING at a point on the Northwest side of Bush Street, 50 feet wide, at the distance of 160 feet, Northeastwardly, from the Northeastly side of 7th Street, a corner of lands, now or late, of George Belovesick and Florence M. Belovesick, husband and wife; thence, extending along said lands, North 20 degrees, 15 minutes West, the line, for a part of the distance, passing through the center line of the partition wall dividing the house hereon from the house on said adjoining premises, 110 feet, to a stake on the Southeastly side of Beach Alley; thence along the said side of Beach Alley, North 70 degrees, East 19.53 feet to a stake in line of lands now or late of S. Volpe; thence along said lands, South 20 degrees, East 110 feet, to a point, on the Northeastly side of Bush Street, thence along said side of Bush Street, South 70 degrees, West 20 feet, to the place of beginning.

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

BEING the same premises which Joseph W. Jackson, by Deed dated January 15, 2010 and recorded January 28, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5757, Page 01627, granted and conveyed unto Alexander Biddy, as Sole Owner.

Parcel Number: 02-00-00500-00-2.

Location of property: 655 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Alexander Biddy, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$189,697.96.

Jaime R. Ackerman, Attorney.

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

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

11-09298

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by and recorded at Norristown in Deed Book 2273, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brookside Road (30 feet wide) at the distance of 280 feet Southwestwardly from the Southwesterly terminus of the radial intersection which the Southwesterly side of Brookside Road makes with the Southwesterly side of Stony Creek Road (50 feet wide).

CONTAINING the front of breadth on Brookside Road 70 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Brookside Road 130 feet.

BEING known as 235 Brookside Road Lot No. 96 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Friel and Lisa A. Stevenson Friel, husband and wife by Deed from Lisa Roberto (now known as Lisa A. Stevenson Friel) dated September 3, 2004 and recorded September 4, 2004 in Deed Book 5524, Page 1370.

Parcel Number: 33-00-01003-00-8.

Location of property: 235 Brookside Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Friel and Lisa A. Stevenson Friel** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-28CB, Mortgage Pass-Through Certificates, Series 2005-28CB. Debt: \$193,169.53.

Marc S. Weisberg, Attorney.

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

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

11-13089

ALL THAT CERTAIN tract of parcel of land and premises, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described in accordance with a plan made by Edward S. McConnell, PLS (Pennsylvania License No. SU-017413-E) Quay Associates, Inc., #2001-009, dated 6/7/2001, bounded and described, as follows:

BEGINNING at the intersection of the Easterly line of Laurel Avenue (33 feet wide) and the Southwesterly line of Township Line Road (68 feet wide) (also known as Cottman Street); thence (1) South 51 degrees, 02 minutes, 00 seconds East, along the Southwesterly line of Township Line Road, 201.07 feet to a point; thence (2) South 38 degrees, 53 minutes, 00 seconds West, 150.00 feet to a point; thence (3) North 51 degrees, 02 minutes, 00 seconds West, 80.82 feet to a point in the Easterly line of Laurel Avenue; thence (4) North 00 degrees, 15 minutes, 00 seconds East, along the Easterly line of Laurel Avenue, 192.25 feet to the place of beginning.

AND ALSO DESCRIBED, AS FOLLOWS:

ALL THAT CERTAIN unit, designated as Unit Number 1, being a unit in the "Township Line Condominium" and made pursuant to the provisions of the Pennsylvania Uniform Condominium Act of 7/2/1980, P.L. 286 No. 82 as amended, Title 68 PA C.S. A. 3101 et seq. by a Declaration of Condominium, dated 5/17/2000 and recorded 7/19/2000 in Montgomery County in Deed Book 5363 Page 2285.

TOGETHER with an undivided 50% interest of in and to the Common Elements as set forth in the above mentioned Declaration of Condominium.

Parcel Number: 31-00-26515-00-4.

Location of property: 574 Township Line Road, Unit No. 1 Cheltenham, PA.

The improvements thereon are: Commercial Condominium.

Seized and taken in execution as the property of **Peter R. Goss, Trustee of the Will of Anna Goss a/k/a Peter R. Goss, Trustee of the Trust Estate Under the Will of Anna Goss** at the suit of School District of Cheltenham Township. Debt: \$25,658.12.

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.

11-13800

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

BEGINNING at a point in the Westerly curb line of Main Street at the lines of Charles K. Kulp's land; thence along said Kulp's land South 61 degrees, 10 minutes West, 197.10 feet to a point along the Westerly side of a concrete wall; thence along land of the Grantor North 27 degrees, 40 minutes West, 52.80 feet to a point in line of Charles Bernhard's land; thence along same North 61 degrees, 10 minutes East, 197.10 feet to the aforesaid curb line; thence along the same South 27 degrees, 40 minutes East, 52.80 feet to the point of beginning.

CONTAINING 10,406 square feet of land.

Parcel Number: 15-00-01597-00-8.

Location of property: 753 Main Street, Pennsburg, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Wesley Meier, Linda Meier and United States of America** at the suit of Upper Perkiomen School District. Debt: \$4,226.65.

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.

11-15573

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Ruth Rickard, Subdivision by A. G. Newbold Professional Engineer dated September 1, 1976 said plan recorded in the Office for the Recording of Deeds etc., for Montgomery County, Norristown, Pennsylvania, in Plan Book A-27, Page 48, as follows, to wit:

BEGINNING at a point on the title line in the bed of Bowers Mill Road said point being at the distance of 750.00 feet measured North 39 degrees, 46 minutes, 30 seconds East along the title line in the bed of Bowers Mill Road from its point of intersection with the title line in the bed of Wild Run Road said point of beginning also being corner of lands now or late of William Bennet; thence extending from said point of beginning along last mentioned lands North 50 degrees, 11 minutes West and crossing the Northwesterly side of Bowers Mill Road 585.06 feet to a point a corner of Lot #5; thence extending along same North 44 degrees, 34 minutes, 20 seconds West, 711.09 feet to a point in line of lands now or late of Jonnie Niehls; thence extending along same North 36 degrees, 51 minutes, 50 seconds East, 316.10 feet to a point a corner of Lot #3; thence extending along same South 48 degrees, 11 minutes East and recrossing the Northwesterly side of Bowers Mill Road 1,309.57 feet to a point on the title line in the bed of same; thence extending same South 39 degrees, 46 minutes, 30 seconds West, 339.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 10.23 acres of land.

Parcel Number: 57-00-00082-15-8.

Location of property: Bowers Mill Road, Upper Hanover, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jeffrey S. Taylor and United States of America** at the suit of Upper Perkiomen School District. Debt: \$2,826.31.

James R. Wood, Attorney.

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

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

11-15636

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a land development Plan-Phase I Final Plan of 'Ridgewood Communities', made by Medveczsky Assoc., LTD., dated 08/15/2003 and last revised on 10/15/2004 and recorded in Plan Book 25, Pages 192 to 200, as follows, to wit:

BEING known as Lot No. 18 on the above mentioned plan.

UNDER AND SUBJECT, Inter Alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain master Declaration of Ridgewood Community, dated 08/16/2005 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5567, Page 2365 &C., and a Declaration of Ridgewood Townhouse Community Association dated 08/16/2005 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5567, Page 2326 and First Amendment recorded in Deed Book 5620, Page 2642 &c., and any amendments to the said declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Marietta F. Disanto and Ralph F. Piergrossi, by Deed from Ridgewood Partnership, a Pennsylvania Limited Partnership, dated 12/07/2007, recorded 12/11/2007 in Book 5674, Page 2298.

Parcel Number: 61-00-03169-57-3.

Location of property: 16 Aubrey Lane a/k/a 16 Aubrey Court, Royersford, PA 19468-2852.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marietta F. Disanto and Ralph F. Piergrossi** at the suit of Suntrust Mortgage, Inc. Debt: \$291,200.37.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

11-16011

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 1, Plan of Lots, Max Chipin and Sons by Damon and Foster, Civil Engineers and Surveyors, dated 5/25/1961 and last revised August 15, 1962, as follows, to wit:

BEGINNING at a point on the Northwestern side of Oak Lane Road (77 feet wide), said point being the two following courses and distances from a point of compound curve on the Northeast side of Parkview Road (50 feet wide): (1) leaving Parkview Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of thirty-nine and twenty-seven one-hundredths feet 59 degrees, 44 minutes, 30 seconds East along the Northwestern side of Oak Lane Road, one hundred sixty-five and ninety one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwestern side of Oak Lane Road, 76 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Oak Lane Road, 132 feet.

TITLE TO SAID PREMISES IS VESTED IN Sheila Gunn and Wesley Lane, Jr., wife and husband, Joint Tenants With Rights of Survivorship by Deed From Sheila Gunn, a single person dated 02/23/2006 recorded 04/17/2006 in Deed Book 5597, Page 1328.

Parcel Number: 31-00-21319-00-7.

Location of property: 7620 Oak Lane Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila Gunn and Wesley Lane a/k/a Wesley Lane, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3. Debt: \$230,403.33.

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.

11-23200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made for Jostum Realty Company by George B. Petum, Registered Engineer, Glenside, Pennsylvania dated October 29, 1953, as follows, to wit:

BEGINNING at a point on the Northeast side of Ridge Pike (75 feet wide) at the distance of 468 feet measured South 68 degrees, 30 minutes East along said side of Ridge Pike from its intersection with the Southwesterly side of Edward Road (50 feet wide) (both lines produced); thence extending from said beginning point North 22 degrees, 30 minutes East, 90.83 feet to a point; thence extending South 39 degrees, 12 minutes West, 157.45 feet to a point on the Northeast side of Ridge Pike, aforesaid; thence extending the same North 68 degrees, 30 minutes West, 42.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Kochanowicz, by Deed from Christopher M. Davis, dated 10/07/2005, recorded 10/26/2005 in Book 5576, Page 2557.

Parcel Number: 65-00-09724-00-3.

Location of property: 425 Ridge Pike, Lafayette Hill, PA 19444-2020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony M. Kochanowicz** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset Backed Securities 2005-4 Trust, Home Equity Asset-Backed Certificates, Series 2005-4. Debt: \$418,390.89.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

11-25862

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan Phase 2 of "Fawn Creek" made for Vesterra Group by Robert E. Blue, Consulting Engineer, P.C., dated 10/14/1996, last revised 12/17/1997 and recorded in Plan Book A-59, Pages 130 and 134, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hawks Nest Road said point being a common corner of Lots No. 32 and Lot No. 33; thence from point of beginning and along Lot No. 33, South 49 degrees, 46 minutes, 18 seconds West, 525.60 feet to a point; thence North 48 degrees, 30 minutes, 27 seconds West, 308.21 feet to a point; thence North 49 degrees, 46 minutes, 18 seconds East, 424.30 feet to a point and corner of Lot No. 31; thence along Lot No. 31, South 72 degrees, 44 minutes, 31 seconds East, 312.39 feet to a point on the side of Hawks Nest Road; thence along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 49.09 feet to the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Cathy Y. Choi and Chang Choi, by Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 03/04/2005, recorded 10/06/2005 in Book 5574, Page 340.

Parcel Number: 67-00-01821-81-2.

Location of property: 1781 Hawks Nest Drive a/k/a 1781 Hawks Nest Lane, Collegeville, PA 19426-1465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chang Choi and Cathy Y. Choi** at the suit of Federal National Mortgage Association. Debt: \$402,204.24.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

11-30446

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described, according to a certain plan thereof, known as Plan of 'Whitemarsh Estates', Section No. 3, Part 'C', made by Haggerty and Hagan, Inc., Engineering and Surveying, dated 01/27/1965 and revised 03/30/1965, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-8, Page 90, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Red Rambler Drive (50 feet wide), said point being the two (2) following courses and distances, from a point of curve, on the Southwesterly side of Wisteria Lane (50 feet wide): (1) leaving Wisteria Lane, on the arc of a circle, curving to the right, having a radius of 18.00 feet, the arc distance of 32.72 feet, to a point of tangent, on the Northwesterly side of Red Rambler Drive, and; thence, (2) South 39 degrees, 26 minutes, 30 seconds West, along the Northwesterly side of Red Rambler Drive, 374.11 feet, to the point of beginning; thence, extending from said point of beginning, along the Northwesterly side of Red Rambler Drive, the two (2) following courses and distances: (1) South 39 degrees, 26 minutes, 30 seconds West, 52.18 feet, to a point of curve; and thence, (2) Southwestwardly, on the arc of a circle, curving to the left, having a radius of 1,025.00 feet, the arc distance of 38.00 feet, to a point; thence, extending North 52 degrees, 40 minutes, 57 seconds West, 135.80 feet, to a point; thence, extending North 39 degrees, 26 minutes, 30 seconds East, 95.20 feet, to a point; thence, extending South 50 degrees, 33 minutes, 30 seconds East, 135.00 feet, to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Scott Nurick and Tiffany A. Nurick, by Deed from Kuang-En Chang and Linda Pei Lan Chang, by their agent Patricia Lee, the Power of Attorney for which is intended to be recorded forthwith, 221-591, dated 4/28/2005, recorded 07/06/2005 in Book 5561, Page 49.

Parcel Number: 65-00-09523-00-6.

Location of property: 135 Red Rambler Drive, Lafayette Hill, PA 19444-2124.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott Nurick a/k/a Scott Ari Nurick and Tiffany A. Nurick a/k/a Tiffany Alisha Smith** at the suit of Citimortgage, Inc. Debt: \$406,583.45.

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

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

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

11-33464

ALL THAT CERTAIN tract of land with the messuage, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of survey dated October 18th, 1965 by F. Richard Urwiler, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Easterly side of Main Street (fifty feet wide) said point being also the intersection of the common property line of herein described tract and lands now or late of Milton R. Hillegass with the said side line of Main Street; thence along lands now or late of Milton R. Hillegass North seventy-three degrees, zero minutes East, six hundred twelve and ninety-two one-hundredths feet to the center line of a sixty feet wide right-of-way of the Perkiomen Valley Railroad; thence along the same South forty degrees, eighteen minutes East, one hundred nineteen and fifty-eight one-hundredths feet to a point; thence South seventy-three degrees, zero minutes West, six hundred sixty and seventeen one-hundredths feet to a point, an iron pin set on the side of Main Street (fifty feet wide); thence along said Easterly side North seventeen degrees, zero minutes West, one hundred nine and eighty-three one-hundredths feet to the point and place of beginning.

CONTAINING 1.605 acres of land, more or less.

Parcel Number: 17-00-00469-00-9.

Location of property: 904 Main Street, Red Hill, PA 18076.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jerome G. Shelly, Jr. and Tammy R. Shelly husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$257,964.22.

Jaime R. Ackerman, Attorney.

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

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

11-34367

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

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

BEING Lot No. 6 on said plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

11-35609

ALL THOSE CERTAIN lots or pieces of ground marked and Numbered #122 and #123 on a certain plan of lots of The Ogontz Land and Improvement Company, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book 342, Page 500, situate on the South side of Osceola Avenue, in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania aforesaid.

BEGINNING at the distance of 58.83 feet East of Cypress Avenue, containing in front or breadth on the said Osceola Avenue, 60 feet and extending of that width in length or depth 100 feet or more.

TITLE TO SAID PREMISES IS VESTED IN Mercyle Battle, single woman, in fee, by Deed from Mercyle Battle, Administratrix of the Estate of Shawn J. Battle, Deceased, dated 08/11/2010, recorded 08/20/2010 in Book 5777, Page 625.

Parcel Number: 30-00-50964-00-9.

Location of property: 207 Osceola Avenue, Elkins Park, PA 19027-2023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mercyle Battle, Individually and in Her Capacity as Administratrix of the Estate of Shawn J. Battle, Josephine Battle, in Her Capacity as Heir of the Estate of Shawn J. Battle and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Shawn J. Battle, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$112,025.06.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

12-01327

ALL THAT CERTAIN dwelling house and lot or piece of land, known as 1115 Willow 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 Willow Street at the distance of sixty-six and seventeen hundredths feet Southwestwardly from the corner of Willow Street and Basin Street; thence at right angles to Willow Street by other land of the said grantors the line passing through the middle of the partition wall between the houses Northwestwardly one hundred feet to the Northwest side of a private alley; thence parallel to Willow Street Northeastwardly along said alley, seventeen and four hundredths feet to other land of the said grantors; thence by said land, Southeastwardly at right angles to Willow Street the line passing through the middle of the partition wall between the houses one hundred feet to Willow Street and along the Northwest side thereof Southwestwardly seventeen and four hundredths feet to the place of beginning.

BEING the same premises which Lorraine Sims and W. Caldwell Sims by Deed dated 7/31/95 and recorded 8/3/95 in Montgomery County in Deed Book 5120, Page 1701 granted and conveyed unto Jameel Shamsid-Deen.

Parcel Number: 13-00-38812-00-1.

Location of property: 1115 Willow Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jameel Shamsid-Deen** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$67,736.73.

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.

12-01866

ALL THAT CERTAIN unit and piece of land, with the buildings and improvements to be erected thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan prepared for "Mews at Valley Forge" drawn by Chamber Associates, Inc., Consulting Engineers and Surveyors, Centre Square, Pennsylvania, Job Number 485-028, dated June 26, 1992, last revised 1/28/1993, recorded in Plan Book A-54, Page 50 and 51, as follows, to wit:

BEGINNING at a point a corner of Unit Number 402 Truman Court as shown on said plan; thence extending from said point of beginning and extending along the line of said Unit Number 402 Truman Court, South 46 degrees, 19 minutes, 20 seconds West, 92.33 feet to a point; thence extending North 43 degrees, 40 minutes, 40 seconds West, 27.00 feet to a point; thence extending North 46 degrees, 19 minutes, 20 seconds East, 92.33 feet to a point; thence extending South 43 degrees, 40 minutes, 40 seconds East, 27.00 feet to a point a corner of Unit Number 402 Truman Court, aforesaid, being the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Kwang J. Kim and Hwang K. Kim by Deed from Richard Dirico and Lisa A. Surman dated November 30, 1999 and recorded December 9, 1999 in Deed Book 5299, Page 1824.

Parcel Number: 63-00-08531-22-6.

Location of property: 401 Truman Court, Norristown, PA 19403-5246.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kwang J. Kim and Hwang K. Kim** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but as Trustee of Arlp Trust 3. Debt: \$269,967.72.

Emily M. Phelan, Attorney. I.D. #315250

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

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

12-02733

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a plan of property made for the Estate of Arthur C. Best, made by George B. Mebus, Inc., Engineers, Abington, Pennsylvania dated 2/15/1974 and last revised 9/9/1976 recorded in Plan Book B-29, Page 97 described, as follows, to wit:

BEGINNING at a point on the Southeast side of Accomac Road (50 feet wide) which point is measured the following two courses and distances from a point of curve on the Northeast side of Church Road (33 feet wide): 1. on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.91 feet to a point of tangent on the Southeast side of Accomac Road; 2. North 57 degrees, 8 minutes, 30 seconds East, 426.29 feet to the place of beginning; thence extending from same along Accomac Road the following two courses and distances: 1. North 57 degrees, 8 minutes, 30 seconds East, 29.92 feet to a point of curve; 2. on the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 121.75 feet to a point; thence extending from Accomac Road the following four courses and distances: 1. North 80 degrees, 18 minutes East, 75.67 feet to a point; 2. South 36 degrees, 53 minutes, 20 seconds East, 55.91 feet to a point; 3. South 15 degrees, 48 minutes, 30 seconds East, 273.56 feet to a point; 4. South 51 degrees, 04 minutes, 30 seconds West, 95.00 feet to a corner of Lot No. 4 on said plan; thence along same North 38 degrees, 55 minutes, 30 seconds West, 304.06 feet to the first mentioned point and place of beginning.

BEING Lot No. 5, Accomac Road, Montgomery County.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Booth, Jr. and Marisol Sosa Booth, h/w, by Deed from Antonis F. Pantazopoulos and Katherine Pantazopoulos, h/w, dated 03/28/2002, recorded 05/06/2002 in Book 5406, Page 1189.

Parcel Number: 31-00-00058-26-2.

Location of property: 8115 Accomac Road, Wyncote, PA 19095-1826.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher R. Booth, Jr. and Marisol Sosa Booth** at the suit of Wells Fargo Bank, N.A. Debt: \$350,554.38.

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.

12-08066

ALL THAT CERTAIN, lot or piece of ground, with the tenement thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being the Southwest portion of Lot No. 18 on a certain plan of lots laid out for Rachel H. Johns by John S. Garrigues, C.E., in February A.D., 1887 said plan is on record at Norristown in and for said County of Montgomery in Deed Book No. 307, page 99.

BOUNDED and described according to said plan, as follows, to wit:

BEGINNING at a point in the middle of Prospect Avenue a corner of this and Lot No. 20 on said plan; thence along the middle line of Prospect Avenue, North 48 degrees, 30 minutes, East 25 4/10 feet; thence by a line dividing said Lot No. 18 South 41 degrees, 30 minutes East, passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Northeast one hundred three and forty-one hundredths feet; thence by land formerly of Alexander Johnson and others, South 48 degrees, 56 minutes West, twenty-five and four-tenths feet, and thence by Lot No. 20 North 41 degrees, and 30 minutes West, one hundred and three and twenty-three hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Philip A. Ellis and Edward Ellis, by Deed from Bessie M. Whitney, dated 06/28/2002, recorded 08/09/2002 in Book 5419, Page 1617.

Parcel Number: 40-00-48044-00-3.

Location of property: 41 Prospect Avenue, Bryn Mawr, PA 19010-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip A. Ellis, Edward Ellis and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of The Bryn Mawr Trust Company. Debt: \$105,548.05.

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.

12-08084

ALL THAT CERTAIN lot or piece of ground, with the frame messuage or tenement thereon erected, being known as 551 West Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of West and Hale Streets; thence along the East side of Hale Street in a Northerly direction, 140 feet to a point; thence Eastwardly and parallel to said West Street 29 feet, more or less, to a point; thence Southwardly 140 feet to a point on the North side of said West Street distant 30 feet in an Easterly direction from the Northeast corner of said West and Hale Streets; thence Westwardly along the North side of said West Street, 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James D. Barnett and Shirley J. Barnett, h/w and Michael J. Barnett, son, by Deed from Paul D. Kriz and Sandra Kriz, h/w, dated 08/27/2009, recorded 09/03/2009 in Book 5742, Page 2462.

Parcel Number: 16-00-32768-00-3.

Location of property: 551 West Street, Pottstown, PA 19464-4762.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James D. Barnett, Shirley J. Barnett and Michael J. Barnett** at the suit of GMAC Mortgage, LLC. Debt: \$92,279.77.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

12-08870

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by George C. Heilman, Registered Surveyor on the 23rd day of May A.D. 1964, as follows, to wit:

BEGINNING at a pipe set on the Southwesterly side of Glenwood Avenue (40 feet wide) which pipe is at the distance of twenty feet measured on a line bearing South sixty-nine degrees, twenty-one minutes West, from a point on the center line of Glenwood Avenue, which last mentioned point is at the distance of two hundred sixty-eight and forty-four one-hundredths feet measured South twenty degrees, thirty-six minutes East, along said center line of Barnes Avenue (40 feet wide); thence from said beginning along the said Southwesterly side of Glenwood Avenue South twenty degrees, thirty-six minutes East, ninety-three and seventy-five one-hundredths feet to a pipe set in line of land of Philadelphia Electric Company; thence by the same South seventy-five degrees, thirty-nine minutes West, one hundred eighty-one and eight one-hundredths feet to an iron pin; thence North twenty degrees, thirty-six minutes West, seventy-three and eighty-nine one-hundredths feet to a pipe, a corner of land of Francis K. Bateman; thence by the same North sixty-nine degrees, twenty-one minutes East, one hundred eighty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth M. Silverwood and Cecilia L. Silverwood, by Deed from Kenneth M. Silverwood and Cecilia L. Silverwood and Frederick Silverwood, dated 09/25/1996, recorded 10/08/1996 in Book 5163, Page 1753.

Parcel Number: 58-00-08464-00-1.

Location of property: 237 Glenwood Road, King of Prussia, PA 19406-2544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth M. Silverwood and Cecilia L. Silverwood** at the suit of Wells Fargo Bank, N.A., d/b/a Americas Servicing Company. Debt: \$79,362.59.

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

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

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

12-11987

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

BEGINNING at a point on the Northwestern side of Stanbridge Street, at the distance of 163 feet Northeastwardly from the Northeast side of Oak Street, a corner of this and land now or late of Charles B. Hank; thence along land now or late of Charles B. Hank, Northwestwardly at right angles to said Stanbridge Street, 170.5 feet to a point on the Southeasterly side of a 20 feet wide alley; thence along the said side of said alley, Northeastwardly parallel with Stanbridge Street 25 feet to a corner of lands now or late of said Roberts, Southeastwardly parallel with the first line, passing through the centre of the partition wall dividing the house erected on these premises from that on the adjoining premises, 170.5 feet to a point on the Northwestern side of Stanbridge Street aforesaid; thence along said side of said Stanbridge Street, Southwestwardly 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles E. Clark, III and Christine K. Clark, husband and wife given by GERALD MOORE also known as Gerald Moore and Donna M. Moore, dated 9/24/2001, and recorded 10/9/2001 in Book 5379, Page 2295 Instrument #020716.

Parcel Number: 13-00-35552-00-3.

Location of property: 715 Stanbridge Street, Norristown, PA 19401-5505.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine K. Clark and Charles E. Clark, III** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-4. Debt: \$272,006.20.

Emily M. Phelan, Attorney. I.D. #315250

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$315250,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-13962

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, known as 7 B Avenue, bounded and described according to a survey dated 12/27/1952 as prepared by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of a 15 foot wide right-of-way said beginning point being North 45 degrees, 56 minutes West, 86.92 feet from land now or late of Elmer St. Clair; thence South 61 degrees, 05 minutes West, 129.85 feet to an iron pin a corner of land now or late of Howard Long; thence along said Long's land North 41 degrees, 15 minutes West, 47.28 feet to an iron pin on the Southeast side of and 15 foot wide right-of-way; thence along said side of right-of-way North 37 degrees, 42 minutes East, 128.78 feet to an iron pin on the Southwest side of said 15 foot wide right-of-way; thence along said side of right-of-way South 45 degrees, 56 minutes East, 98.1 feet to the place of beginning.

CONTAINING 9,019 square feet of land, more or less.

TOGETHER with the free and uninterrupted use of a right-of-way 15 feet wide leading to a 20 foot wide road over land of the said Lewis B. and Sarah Hoffman, together with free ingress, egress and regress to and for the said Grantees, their heirs and assigns, in common with other owners of land abutting thereon, their heirs and assigns forever as recited in Deed Book 2356, Page 179.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Long and Betty H. Long, h/w, by Deed from First Savings Bank of Perkasio, dated 10/07/1994, recorded 10/13/1994 in Book 5093, Page 2497.

By virtue of the death of Betty H. Long on or about 01/16/1999, Harry W. Long became the sole owner of the mortgaged premises as Surviving Tenant by the Entirety.

Parcel Number: 38-00-01927-00-6.

Location of property: 7 B Avenue, Perkiomenville, PA 18074-9735.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry W. Long** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$95,561.90.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

12-15264

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, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Limekiln Pike at the distance of 408.36 feet measured Northeastwardly along said side of Limekiln Pike from its intersection with the middle line of Mullin's Road (33 feet wide) and extending; thence from said point of beginning through ground now or late of Irvin P. Harp, the two following courses and distances: (1) North 33°, 51' West, 552.95 feet to a point, said point being at the distance of 25 feet measured Southwardly from and at right angles to line dividing ground now or late of Irvin P. Harp and ground now or late of Thomas E. Gibbons; and (2) on a line parallel with and 25 feet distance measured Southwardly from last mentioned dividing line North 80°, 44', 40" East, 94.94 feet to a point in line of ground now or late of the Philadelphia Electric Company; thence along last mentioned ground 69°, 14', 30" East, 23.59 feet to a point; thence through said ground now or late of Irvin P. Harp South 33°, 51' East, 422.01 feet to a point on the said Northwesterly side of Limekiln Pike and thence along said Northwesterly side of Limekiln Pike South 20°, 19' West, 123.25 feet to the first mentioned point and place of beginning.

BEING the same premises which Anthony P. Walburn and Gina Webb and Frederick Lee Jernigan, by Deed dated 6/1/1998 and recorded 6/18/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5229, Page 2169, granted and conveyed unto Anthony P. Walburn and Gina Webb.

Parcel Number: 36-00-06826-00-5.

Location of property: 1055 Limekiln Pike, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony P. Walburn and Gina Webb** at the suit of Citizens Bank of Pennsylvania. Debt: \$294,429.39.

Gregory Javardian, Attorney. I.D. #55669

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

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

12-18718

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Plan of Subdivision of Stoneridge Montgomery Phase II prepared for Stoneridge of Montgomery Associates Limited Partnership made by Urwiler & Walter, Inc., Summerytown, Pennsylvania Job #86273 dated July 22, 1986 and last revised August 24, 1988 and recorded January 20, 1989 in Plan Book A-50, Page 365, as follows, to wit:

BEGINNING at a point on the terminus of the cul-de-sac of Cambridge Court (of variable width) said point being a corner of Lot 39 as shown on said plan; thence leaving Cambridge Court extending along Lot 39 North 76 degrees, 51 minutes, 39 seconds East, a distance of 195.22 feet to a point in line of lands of Horizon Financial as shown on said plan; thence extending along same South 55 degrees, 01 minutes, 41 seconds East a distance of 10.00 feet to a point, a corner of lands of John Cardinal Krol, Philadelphia Archdiocese as shown on said plan; thence extending along same South 35 degrees, 41 minutes, 40 seconds West a distance of 190.02 feet to a point, a corner of Lot No. 37, as shown on said plan; thence extending along same North 55 degrees, 01 minutes, 41 seconds West partly crossing the terminus of a sanitary sewer easement a distance of 118.01 feet to a point on the said side of Cambridge Court; thence extending along same on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 50.38 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 38 as shown on said plan.

CONTAINING 16.350 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Sun Ok Bang and De J. Yun by Deed from De Jung Yung a/k/a De J. Yun and Sun OK Bang, dated October 2, 2002 and recorded October 25, 2002 in Deed Book 5432, Page 1633.

Parcel Number: 46-00-00541-89-8.

Location of property: 111 Cambridge Court, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sun Ok Bang and De J. Yun** at the suit of Embrace Home Loans, Inc. Debt: \$319,720.92.

Jennifer L. Wunder, Attorney.

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

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

12-20367

ALL THAT CERTAIN lot, piece or parcel of land situate in **Perkiomen Township**, County of Montgomery, Pennsylvania, as shown on a certain Plan of Perkiomen Greene made by Boucher and James, Inc. of Doylestown, Pennsylvania, dated April 3, 1993, last revised January 11, 1995 and recorded at the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Pages 202-204, more particularly described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Musket Court (28.00 feet wide), a corner of Lot 108 as shown on said plan; thence extending from said point of beginning along said Southwesterly side of Musket Court on the arc of a circle curving to the right having a radius of 136.00 feet an arc distance of 24.37 feet to a point, a corner

of Lot 110 as shown on said plan; thence extending along said Lot 110, South 12 degrees, 00 minutes, 00 seconds West, 168.24 feet to a point in line of Lot 102 as shown on said plan; thence extending along said Lot 102 and partly along Lot 103 as shown on said plan, North 78 degrees, 00 minutes 00 seconds West, 24.00 feet to a point, a corner of Lot 108 as shown on said plan; thence extending along said Lot 108, North 12 degrees, 00 minutes, 00 seconds East, 172.28 feet to the point and place of beginning.

UNDER AND SUBJECT to Declaration of Covenants and Restrictions of Perkiomen Greene recorded September 10, 1996 in Deed Book 5160, Page 1599, as may be amended from time to time.

BEING Lot 109 as shown on plan.

TITLE TO SAID PREMISES IS VESTED IN Edward Stricker, by Deed from Wells Fargo Bank, NA, as Trustee for Riverview HECM 2007-3, dated 11/09/2011, recorded 12/02/2011 in Book 5821, Page 555.

Parcel Number: 48-00-01643-37-9.

Location of property: 506 Musket Court, Collegeville, PA 19426-1866.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Stricker** at the suit of Wells Fargo Bank, N.A. Debt: \$193,698.50.

Emily M. Phelan, Attorney. I.D. #315250

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

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

12-20607

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, being Lot No. 37 on a Plan of Lots known as 'Oak Lane Manor' described according to a plan by Franklin & Lindsey, Registered Professional Engineer, dated January 8, 1941, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Overhill Road (50 feet wide) at the distance of 367.57 feet measured North 10 degrees, 58 minutes East from a point of curve on the said Southeast side of Overhill Road which point of curve is measured on the arc of a circle curving to the right with a radius of 15 feet the arc distance of 32.96 feet from a point of tangent on the Northwest side of Lanfair Road (50 feet wide).

CONTAINING in front or breadth on the said Overhill Road 55 feet and extending of that width in length or depth South 79 degrees, 2 minutes East, 115 feet. The Southwest line thereof passing through a driveway between these and the premises adjoining the Southwest.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants and occupiers of the adjoining premises to the Southwest the free and unobstructed use, right, liberty and privilege of entrance and exit into and from the said Overhill Road of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other automobiles whatsoever, over and along the driveway as laid down to and from the garages now or hereafter to be erected on each said premises, in common with the owners, tenants, occupiers, of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but no otherwise, each owner to pay one- half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned and now laid out.

TITLE TO SAID PREMISES IS VESTED IN Cindy M. Campbell, by Deed from Christopher G. Campbell, dated 08/06/2012, recorded 11/26/2012 in Book 5855, Page 1232.

Parcel Number: 31-00-21652-00-7.

Location of property: 7433 Overhill Road, Elkins Park, PA 19027-3326.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher G. Campbell and Cindy M. Campbell** at the suit of SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee. Debt: \$125,904.58.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

12-21078

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, bounded and described according to a Plan of Property of Widener Hills, made for Francis B. H. Branagen, Inc., by George B. Mebus, Registered Engineer, Glenside, Pennsylvania, July 12, 1947, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Cheltenham Hills Drive (formerly North Penn Boulevard) (50 feet wide) at the distance of 481.79 feet measured Southeastwardly from an angle point in the said side of Cheltenham Hills Drive, said angle point being at the distance of 524.90 feet Southeastwardly from a point of tangent with a radius round corner having a radius of 15 feet, said point of tangent being at the tangent distance of 29.65 feet Southeastwardly from the point of intersection, which the said side of Cheltenham Hill Drive produced, makes with the Southerly side of Church Road, produced said side of Church Road being 20 feet South of and parallel to the center line of the concrete paving in Church Road; thence from said beginning point and extending along Lot No. 822, North 66 degrees, 1 minute,

7 seconds East, 154.64 feet to a point in the Southwesterly right-of-way line of the North Pennsylvania Railroad; thence extending along same, South 24 degrees, 1 minute, 52 seconds East, 73.25 feet to a point; thence extending South 66 degrees, 1 minute, 7 seconds West through Lot No. 820, 154.71 feet to a point in the aforementioned side of Cheltenham Hills Drive; thence extending along the same, North 23 degrees, 58 minutes, 53 seconds West, 73.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 821 and part of No. 820 on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Montgomery Ward and Michelle Ward, as Tenants by the Entirety given by Doreen A. Schrack, dated 06/30/2006, recorded 07/12/2006 in Book 5607 Page 2716.

Parcel Number: 31-00-05902-00-7.

Location of property: 643 Cheltenham Hills Drive, Elkins Park, PA 19027-1319.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Montgomery Ward a/k/a Monty Ward and Michelle Ward** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the Morgan Stanley ABS Capital I, Inc., Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7. Debt: \$297,718.91.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

12-25485

PARCEL 1:

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

SAID lot being bounded on the North by property now or late of Manning, on the East by land now or late of Angus Robertson, et al, on the South by a thirty feet wide street and on the West by Lot Number Six (6) in Block "F" now land of Cora R. Reber, wife of Ambrose R. Reber. Parcel No. 61-00-04390-60-7.

PARCEL 2:

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

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

PARCEL 3:

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

BEGINNING at an iron pin on the Southwesterly margin of the Perkiomen Creek, a corner of land about to be conveyed to Joseph Hunsicker; thence along the same South eighty-six degrees, West eighty and five-tenths feet to an iron pin, a corner of land of the said Joseph Hunsicker; thence along the same South nine degrees, fifteen minutes West, thirty-eight feet to an iron pin, a corner of land of Edward Fisher Estate; thence along the same North eighty-nine degrees, forty-five minutes West, forty-three and five-tenths feet to a point a corner of land of Kenneth Heist; thence along the same North twenty-five degrees, forty-five minutes East crossing a twenty feet wide roadway sixty feet to an iron pin on the Northerly side of said roadway in line of Lot No. 6 of Samuel H. John, et ux.; thence along said side of said road and by said land South eighty-nine degrees, forty-five minutes East, eleven feet to an iron pin; thence extending along a triangular shaped lot of Kenneth Heist North seventy-eight degrees, thirty minutes East, seventy and nine-tenths feet to an iron pin on the Southwesterly margin of the Perkiomen Creek; thence along the said margin thereof Southeastwardly twenty-six and fifteen one-hundredths feet to an iron pin the point and place of beginning. Parcel No. 61-00-04231-00-1.

TITLE TO SAID PREMISES IS VESTED IN Lauren Leah Stoll by Deed from the Estate of Emily E. Fisher by Karen R. Martin, Executrix dated 2/20/2009 and recorded on 2/26/2009 in Book 12544, Page 02825.

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

Location of property: 61-00-04390-60-7 - Residential single family - 102 North Reber Road, Collegeville, PA 19426-3992; 61-00-04390-50-8 - Residential vacant land - 100 North Reber Road, Collegeville, PA 19426-3992; 61-00-04231-00-1 - Residential vacant land - Lower Indian Head Road, Collegeville, PA 19426-3992.

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

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

John Michael Kolesnik, Attorney. I.D. #308877

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

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

12-25733

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

BEGINNING at a point in the Southeastly line of Greenwood Avenue (60 feet wide) distant 115 feet Northeastwardly measured along the Southeastly line of Greenwood Avenue from the Easterly end of the curve connecting the Southeastly line of Greenwood Avenue with the Northeastly line of Old Farm Road. The said connecting curve having a radius of 25 feet. The said beginning point being in the division line between Lots 1 and 2, Block 1, on plan hereinafter mentioned; thence North 75 degrees, 55 minutes, 50 seconds East along the Southeastly line of Greenwood Avenue 100 feet in front or width to the division line between Lots 2 and 3, Block 1, said plan; thence South 14 degrees, 04 minutes, 10 seconds East along the division line between Lots 2 and 3, Block 1, said plan 137.50 feet to a point in the line of Lot 20, Block 1, said plan; thence South 75 degrees, 55 minutes, 50 seconds West partly along said Lot 20, Block 1, said plan 37.28 feet to an angle point and being in the division line between Lots 20 and 21, Block 1, said plan; thence South 73 degrees, 38 minutes, 58 seconds West partly along Lot 21, Block 1, said plan, 62.77 feet to another angle point and being in the division line between Lots 1 and 2, Block 1, said plan; thence North 14 degrees, 04 minutes, 10 seconds West along the division line between Lots 1 and 2, Block 1, said plan, 140 feet to the place of beginning.

BEING Lot 2, Block 1, Plan of Curtis Hills, Section No. 1, made for Curtis Hills Development Corporation, made by George B. Mebus, Registered Professional Engineer, dated 2/7/1953.

TITLE TO SAID PREMISES IS VESTED IN Stanley P. Bunch by Deed, dated 4/25/11, conveying from Selma Bellet by her Attorney-in-Fact Robert Bellet and Bonni Bellet Schwartz by Durable Power of Attorney dated October 28, 1999 and about to be recorded, recorded 4/28/11, in Book 5799, Page 01123.

Parcel Number: 31-00-12793-00-1.

Location of property: 1132 Greenwood Avenue, Wyncote, PA 19095-2010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stanley P. Bunch** at the suit of Wells Fargo Bank, N.A. Debt: \$167,922.55.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

12-25985

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, bounded and described according to a Subdivision Plan made for Theodore Plume by Showalter and Associates, Chalfont, Pennsylvania, dated January 14, 1985, and revised March 7, 1985 and recorded in Plan Book A- 46, Page 336, as follows, to wit:

BEGINNING at a point in the center line of Welsh Road (L.R. 198) (33 feet wide, an ultimate width of 66.5 feet) said point being a corner of Lot No. 1 on the above mentioned plan; thence from said point and along Lot No. 1 North 39 degrees, 55 minutes, 07 seconds East crossing the ultimate right-of-way line of Welsh Road 702.44 feet to a point in line of lands now or late of Halbert and Joan Fillinger; thence from said point and along lands now or late of Halbert and Joan Fillinger South 49 degrees, 14 minutes, 26 seconds East, 30 feet to a point a corner of lands now or late of Natural Lands Trust, Inc.; thence from said point and along lands now or late of Natural Lands Trust, Inc., South 49 degrees, 14 minutes, 26 seconds East, 648.31 feet to a point in line of lands now or late of the said Natural Lands Trust, Inc.; thence from said point and along the same South 40 degrees, 27 minutes, 45 seconds West recrossing the ultimate right-of-way line of Welsh Road 695.32 feet to a point in the center line of same; thence from said point and along the same the two (2) following courses and distances: (1) North 49 degrees, 51 minutes, 15 seconds West, 641.63 feet to a point; (2) North 49 degrees, 51 minutes, 15 seconds West, 641.63 feet to a point; (2) North 49 degrees, 34 minutes, 56 seconds West, 30 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Norman M. Werther and Ellen K. Werther, his wife by Deed from Giuseppe Modica and Lucy Modica, his wife dated 4/30/1990 and recorded on 5/2/1990 in the Montgomery County Recorder of Deeds in Book 4944, Page 2449, Instrument No. 006452.

Parcel Number: 36-00-11442-00-6.

Location of property: 740 Welsh Road, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Norman M. Werther, Ellen K. Werther and The United States of America** at the suit of HSBC Bank USA, N.A., as Trustee for the Certificateholders of the SARM 2007-5 Trust Fund. Debt: \$2,267,752.33.

Robert W. Williams, Attorney.

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

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

12-26970

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Colonial Village, made for Axelrod Construction Company, by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 2/26/1974 and last revised 9/24/1987, as recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book _ Page _ , as follows, to wit:

BEGINNING at a point on the Southwesterly side of Blaker Drive (80 feet wide) said point being a common corner of this lot and Lot 135 on the above mentioned plan; thence along the Southwesterly side of Blaker Drive South 24 degrees, 06 minutes, 10 seconds East, 32 feet to a point, a corner of Lot 137 on the above mentioned plan; thence along Lot 137 South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point, a corner of Lot 152 on the above mentioned plan; thence along Lot 152 North 24 degrees, 06 minutes, 10 seconds West, 32 feet to a point, a corner of Lot 135 on the above mentioned plan; thence along Lot 135 North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to the first mentioned point and place of beginning.

BEING the same premises which Kim M. Reynolds by Deed dated 11/30/06 and recorded on 12/15/06 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Instrument No. 2006154327, granted and conveyed unto Loretta Schaffer.

Parcel Number: 06-00-00124-00-5.

Location of property: 416 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Loretta Schaffer** at the suit of Kondaur Capital Corporation, et al. Debt: \$163,895.88.

Louis P. Vitti, Attorney.

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

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

12-27641

ALL THOSE CERTAIN lots or pieces of land with the message thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Nos. 83, 85, 87 and 89 on a plan of lots laid out by David Ross and others, known and designated as the "West End Tract", bounded and described, as follows, to wit:

BEGINNING at a point at the distance of 421.19 feet Northeast from Main Street on the Southeast side of Montgomery Avenue, a corner of land, and Lot No. 91 on said plan; thence by said Lot No. 91, Southeast 125 feet more or less to the Northwest side of a 20 feet wide alley; thence Northeast by said side of said alley 80 feet to a stake a corner of Lot No. 81 on said plan; thence along Lot No. 81, Northwest 131 1/2 feet more or less to the Southeast side of Montgomery Avenue aforesaid; thence along said side of said Montgomery Avenue, Southwest 80 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandra Williams, by Deed from Michael L. Titus, dated 05/31/2002, recorded 07/01/2002 in Book 5414, Page 963.

Parcel Number: 63-00-05311-00-8.

Location of property: 36 North Montgomery Avenue, Norristown, PA 19403-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra Williams** at the suit of JP Morgan Chase Bank, National Association s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$173,036.51.

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..

12-29221

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a map of Knollbrook, made for Richelou Custom Builders, Inc., made by Yerkes Associates, Inc., Bryn Mawr Pennsylvania dated May 14, 1973 and last revised December 9, 1974, described, as follows, to wit:

BEGINNING at a point on the title line in bed of Robinson Lane which point is measured the following 3 courses and distances from a point on the title in the bed of Franklin Knoll Drive: (1) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 30:23 feet to a point of tangent; (2) South 83 degrees, 18 minutes, 40 seconds East, 60.01 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 115.50 feet to the place of beginning; thence extending from same and extending in the bed of Robinson Lane and crossing a sanitary sewer easement on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 247.40 feet to a point; thence extending through the bed of Robinson Lane South 76 degrees, 17 minutes, 10 seconds West, 53.73 feet to a point in line of Lot No. 24; thence along the same the following 2 courses and distances: (1) North 13 degrees, 42 minutes, 50 seconds West, 30.24 feet to a point; (2) South 76 degrees, 17 minutes, 10 seconds West, 111.28 feet to a corner of Lot No. 19; thence along same North 35 degrees, 00 minutes, 40 seconds West, 99.14 feet to a corner of Lot No. 22; thence along same and recrossing said sanitary sewer easement North 42 degrees, 43 minutes 20 seconds East, 198.63 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 23 on said plan.

UNDER AND SUBJECT to the lien of that certain Mortgage dated October 14, 2005 by Barry C. Gftman, as mortgagor, in favor of Wilmington Trust Company, as mortgagee, in the original principal amount of \$997,000, and recorded October 27, 2005 in the office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Mortgage Book 11630, Page 2963 (as it may be from time to time amended, modified, extended, substituted, and/or supplemented); as assigned to M&T Bank by that certain Assignment of Mortgage dated August 25, 2011, and recorded September 6, 2011 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Mortgage Book 13139, Page 1857 et seq.

BEING the same premises which Barry Craig Geftman and Diane Jahn Geftman, husband and wife, by Deed dated 10/22/87 and recorded 12/2/87 in Montgomery County, in Deed Book 4858, Page 2287 conveyed unto Barry Craig Geftman, in fee.

Parcel Number: 40-00-51160-25-3.

Location of property: 608 Robinson Lane, Haverford (also known as Lower Merion Township), Montgomery County, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barry C. Geftman** at the suit of M&T Bank, also known as Manufacturers and Traders Trust Company, as Assignee from Wilmington Trust FSB, a Federal Savings Bank, Successor in Interest by Virtue of the Merger of Wilmington Trust of Pennsylvania with and into Wilmington Trust, FSB. Debt: \$1,001,751.14 plus interests and costs to be added.

Michael A. Suleta, Attorney.

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

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

12-31316

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Land Development Plan of 'Longford Crossing', made for Pulte Homes, by Bohler Engineering, Inc., Civil Engineers, dated February 6, 2004, and last revised April 29, 2005, and recorded in Plan Book 25, Page 19, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No. 184 as shown on the above mentioned plan; thence, extending from said point of beginning along Lot No. 184 as shown on said plan, North 48degrees, 03 minutes, 00 second East, 65.17 feet to a point; thence, extending South 41 degrees, 57 minutes, 00 second East, 32.92 feet to a point; thence, extending South 48 degrees, 03minutes, 00 seconds West, 65.17 feet to a point; thence, extending North 41 degrees, 57 minutes, 00 second West, 32.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 183 as shown on said plan.

TITLE TO SAID PREMISES ISVESTED IN Maria A. Rankin, as sale owner, by Deed from Pulte Homes of Pennsylvania, Limited Partnership, dated 04/09/2008, recorded 04/11/2008 in Book 5688, Page 2553.

Parcel Number: 61-00-00723-00-1.

Location of property: 1 Unity Way, Phoenixville, PA 19460-2661.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria A. Rankin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$526,858.12.

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.

12-31974

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, being Lot #8 on a Plan of Lots of DeKalb Terrace, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Ivy Lane (50 feet wide) at the distance of four hundred ten feet Northwestwardly from the original center line of DeKalb Pike, a corner of Lot #7 on said plan; thence along the Northeast side of Ivy Lane the 2 following courses and distances North 13 degrees, 15 minutes West, five feet to a point of curve; thence Northwestwardly on a line curving to the left with a radius of one hundred seventy-five feet the arc distance of fifty-five feet to a point a corner of Lot #9 on said plan; thence along Lot #9 North 58 degrees, 44 minutes, 34 seconds East, one hundred seventy-eight and eighteen one-hundredths feet to a point on the Southwest side of a private road forty feet wide, open to travel but not dedicated; thence along said side of said private road, South 18 degrees, 10 minutes East, one hundred fourteen and forty-nine one-hundredths feet to a point a corner of Lot #7 aforesaid; thence along Lot #7 South 76 degrees, 45 minutes West, one hundred seventy and seventy-one hundredths feet to the place of beginning.

Parcel Number: 58-00-11224-00-4.

Location of property: 124 Ivy Lane, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark O. Livingston, an unmarried person** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$75,982.97.

Denise Carlton, Attorney.

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

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

12-32543

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and shown as Lot Number 336, on a Title Plan of Birchwood Home Owners Association, Inc. made for County Builders, Inc., by Hopkins & Scott, Inc., Registered Surveyors, dated 8/8/1974 and revised 8/23/1974, said plan being recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-23, Page 32.

BEING the same premises which David Moeller by Deed dated 3/22/2006 and recorded 3/24/2006 in Montgomery County in Deed Book 5594, Page 2013 granted and conveyed unto William McMenamin and Joseph A. Anderson Joint Tenants With the Right of Survivorship.

Parcel Number: 48-00-00223-38-6.

Location of property: 336 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph A. Anderson and William McMenamin** 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: \$216,421.53.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-00644

PREMISES A

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

BEGINNING at a point in the middle of the public road known as Grosstown Road and at a corner of land of now or late of John Morello; thence along said land South eighty-eight degrees, forty-five minutes East, two hundred ninety-four feet; thence along other land of Joseph Morello, et ux., North three degrees, thirty minutes West, one hundred forty-two feet and South seventy-nine degrees, fifty-three minutes West, two hundred ninety-five feet to the middle of the said Grosstown Road; thence along the middle of the same South four degrees, fifteen minutes East, sixty-five and seventeen hundredths feet and along the same by a line curving to the right having a radius of three hundred eleven and eighty-five hundredths feet a distance of fourteen and eighty-three hundredths feet to the place of beginning.

PREMISES B

ALL THAT CERTAIN tract, piece or parcel of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described according to a survey thereof made by George F. Shaner Registered Engineer, as follows, to wit:

BEGINNING at a joint corner of lands now or formerly owned by John Morello and Dominick Morello, respectively; thence along other lands of the Grantors now or about to be conveyed to John Morello, South 88 degrees, 45 minutes East, 132 feet, 6 inches to a stake set for a joint corner of lands now or about to be conveyed by the Grantors to John Morello and Dominick Morello, respectively; thence along other lands of the Grantors North 40 degrees, 30 minute West, 195 feet, 8 inches to a stake set for a corner; thence continuing along lands of John Morello South 79 degrees, 53 minutes West, 20 feet to a corner of other lands of the Grantees, Dominick Morello; thence along lands of Dominick Morello South 3 degrees, 30 minutes East, 142 feet to the place of beginning.

PREMISES C

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

BEGINNING at a point at an iron pin at the corner of lands of Carl Sceiscio South 50 degrees, 30 minutes East, 658.30 feet from the center line of Grosstown Road; thence South 67 degrees, 00 minutes East, 252.45 feet to a point; thence along lands of John Morello South 23 degrees, 00 minutes West, 156.12 feet to a point the center line of a 50 foot right-of-way; thence along right-of-way center line and lands of Dominick Morello and Angelo Gambino North 79 degrees, 00 minutes West, 301.61 feet to a point; thence along lands of John Morello North 31 degrees, 15 minutes East, 70.17 feet to a point; thence along lands of Dominick Morello North 35 degrees, 16 1/2 minutes East, 152.88 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin C. Williams, Sr. and Deborah A. Tarpey, by Deed from John Chester Chrzanowski and Mildred Chrzanowski, his wife, dated 09/15/2008, recorded 09/19/2008 in Book 5708, Page 386.

Parcel Number: 64-00-01795-00-4.

Location of property: 1018 Grosstown Road, Stowe, PA 19464-6126.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah A. Tarpey and Kevin C. Williams** at the suit of GMAC Mortgage, LLC. Debt: \$207,282.97.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

13-02859

ALL THAT CERTAIN lot, tract, or parcel of land and premises hereinafter particularly described, situate, lying and being in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made by Reeder and Magarity, Professional Engineers, of Upper Darby, Pennsylvania, dated the 1st day of November 1956, with additions dated the 16th day of November 1956, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Sandringham Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwesternly side of Gainsboro Circle (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 27.53 feet to a point of reverse curve on the Northwesternly side of Sandringham Road and (2) Southwestwardly along the Northwesternly side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 99.85 feet to the place of beginning; thence extending from the said point of beginning Southwestwardly along the Northwestwardly side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 73.45 feet to a point in line of Lot No. 38 on said plan; thence extending along the same North 33 degrees, 12 minutes West, 129.37 feet to a point; thence extending North 59 degrees, 38 minutes East, 78.97 feet to a point in line of Lot No. 40 on said plan; thence extending along the same South 30 degrees, 22 minutes East, 138.17 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 39 (1218) Sandringham, on said plan.

TOGETHER with and subject to the free and uninterrupted right, liberty and privilege of using the presently existing driveway apron erected partly on the hereinabove described and granted premises and partly on the premises adjoining to the Northeast in common with the owners, tenants and occupiers of the premises adjoining to the Northeast at all times hereafter forever; subject, nevertheless to the proportionate part of the expenses in keeping same in good order and repair.

UNDER AND SUBJECT, nevertheless, to the Agreements, Easements, Ordinances, Covenants and Rights-of-way of Record.

BEING the same premises which Elayne Bresson, by Deed dated December 08, 2004 and recorded in the Montgomery County Recorder of Deeds Office on January 24, 2005 in Deed Book 5541, Page 985, Deed Instrument #2005012535, granted and conveyed unto Rachel R. Thomas.

Parcel Number: 40-00-53480-00-3.

Location of property: 1218 Sandringham Road, Lower Merion, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel R. Thomas** at the suit of Wilmington Trust Company, not in its Individual Capacity but Solely as Successor Trustee to U.S. Bank, National Association, as Trustee for Master Alternative Loan Trust 2005-3. Debt: \$391,713.84.

Bradley J. Osborne, Attorney.

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

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

13-02894

ALL THAT CERTAIN tract or parcel of land situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot #38 as recorded in the Office of the Recorder of Deeds on 9/10/2003 in Plan Book A-61, Page 371 and being more fully described, as follows, to wit:

Lot #38, as described in said plan.

TITLE TO SAID PREMISES VESTED IN Gary L. Hoch and Carol M. F. Hoch, husband and wife by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 9/8/2004 and recorded 10/13/2004 in the Montgomery County Recorder of Deeds in Book 5528, Page 2325.

Parcel Number: 50-00-02370-23-5.

Location of property: 460 Creekview Drive, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary L. Hoch a/k/a Gary Hoch and Carol M. F. Hoch** at the suit of Capital One, N.A. Debt: \$496,770.39.

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.

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: A single family residential dwelling.

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

Alyk L. Ofazian, Attorney. I.D. #312912

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

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

13-04376

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Pennsylvania, described according to a plan made by William S. Erwin, Registered Professional Engineer, dated July 16, 1959, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street (sixty-six feet wide) at the distance of five hundred eighty-five feet measured along Roberts Street on a course of South forty-nine degrees, fourteen minutes East from the Southeasterly side of Calamia Drive (fifty feet wide); thence extending from the first above mentioned point of beginning, North forty degrees, forty-six minutes East along line of Lot No. 4 on said plan and partly through the party wall of the house erected on this lot and the house erected on the lot to the Northwest one hundred thirty-one and eleven one-hundredths feet to a point in the title line in the bed of a certain easement for utility and driveway, which easement extends Northwestwardly into Calamia Drive and Southeastwardly and Northeastwardly in to Logan Street (sixty-six feet wide); thence extending South seventy-three degrees, six minutes, forty-nine seconds East through the title line in the bed of said easement and along part of the rear of Lot Numbers 37 and 38 on said plan thirty-two and eighty-one one-hundredths feet to a point; thence extending South forty degrees, forty-six minutes West along line of Lot No. 2 on said plan one hundred forty-four and thirty-nine one-hundredths feet to a point on the Northeasterly side of Roberts Street; thence extending North forty-nine degrees, fourteen minutes West along the said Roberts Street thirty feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned easement for utility and driveway, as shown on the above mentioned plan at all times hereafter forever in common with Utility Corporation, Corporations, Company or Companies, owners, tenants, occupiers of the other lots of ground, bounding thereon which may be given or entitled to the use thereof as and for utility rights, passageway, driveway and watercourse at all times hereafter, excepting and reserving thereout unto the grantor, the right and privilege to grant and extend such use and right thereof to any person, persons, Corporation or Corporations.

SUBJECT, however, to the proportionate part of the expense of keeping said easement in good order, condition and repair at all times hereafter, forever.

BEING the same premises which World Savings Bank FSC granted and conveyed unto Jessica Calhoun and William Calhoun, father and daughter, by Deed dated February 19, 2002 and recorded March 14, 2002 in Montgomery County Deed Book 5399, Page 1909.

Parcel Number: 13-00-32424-00-8.

Location of property: 639 East Roberts Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jessica A. Calhoun and William J. Calhoun** at the suit of Wells Fargo Bank, N.A. Debt: \$81,789.95 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.

13-06307

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-06890

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 September 25, 1980 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, by Wm. R. Bower, #2954-E, being Parcel No. 2 on Plan of Property made for Stanley Montgomery and Joseph Donofry, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mt. Carmel Avenue (50 feet wide at the point) said point being at the distance of 612.81 feet measured Northwestwardly over various courses from a point on the Northwesterly side of Limekiln Pike (varying in width at this point) and 110 feet, more or less, measured Northeastwardly at right angles from the center line of the railroad, formerly on North Pennsylvania Railroad Company, now Consolidated Rail Corporation (Conrail), at Engineering Station 670+08, more or less; thence extending from the place of beginning South 49 degrees, 53 minutes, 57 seconds West a distance of 67.53 feet to a point on the Northeasterly right-of-way line of said railroad; thence along the same North 43 degrees, 41 minutes, 40 seconds West, a distance of 234.35 feet to a point; thence North 37 degrees, 58 minutes, 20 seconds East a distance of 94.28 feet to a point on the aforesaid Southwesterly side of Mt. Carmel Avenue; thence along the same South 37 degrees, 29 minutes, 40 seconds East a distance of 187.28 feet to a point of curvature on the Southwesterly side of Mt. Carmel Avenue; thence still along the same Southeastwardly on the arc of a circle curving to the left with a radius of 1457.69 feet the arc distance of 66.31 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

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 September 25, 1980, by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southwesterly side of Mt. Carmel Avenue (50 feet wide at this point) said point being at the distance of eight hundred forty four and forty one-hundredths feet (844.40') measured Northwestwardly over various courses from a point on the Northwesterly side of Limekiln Pike (varying in width at this point); thence extending from the place of beginning South fifty-one degrees, twenty-six minutes twenty seconds West, ninety-one and twenty seven one-hundredths feet (91.27') to a point on the Northeasterly right-of-way line of the North Pennsylvania Railroad (Reading Company); thence along the same North forty-three degrees, forty-one minutes, forty seconds West, zero and four one-hundredths feet (0.04') to a point; thence North thirty-seven degrees, fifty-eight minutes, twenty seconds East, ninety-four and twenty-eight one-hundredths feet (94.28') to a point on the aforesaid Southwesterly side of Mt. Carmel Avenue; thence along the same South thirty-seven degrees, twenty-nine minutes, forty seconds East, twenty-two and no one-hundredths feet (22.00') to the first mentioned point and place of beginning.

RECITAL:

BEGINNING a part of the same premises which Stanley Montgomery conveyed to Harold J. Myers and Vera, his wife by deed dated September 29, 1982 and recorded on October 6, 1982 in the Office for Recording of Deeds in Book #4693, Page 821 through 824, granted and conveyed in fee.

Parcel Number: 30-00-37900-00-5.

Location of property: 2728 Mt. Carmel Avenue, Glenside, PA 19038.

The improvements thereon are: Commercial repair shop garage.

Seized and taken in execution as the property of **RB & AK Properties, Inc., Jacob Singer and Albert Martin** at the suit of Harold and Vera Myers, h/w. Debt: \$218,780.38.

David P. Temple, Attorney. I.D. #86937

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

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

13-06891

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 September 25, 1980 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southwesterly side of Mt. Carmel Avenue (50) feet wide at this point said point at the distance of eight hundred forty-four and forty one-hundredths feet measured Northwestwardly over various courses from a point on the Northwesterly side of Limekiln Pike (varying in width at this point); thence extending from the place of beginning South fifty-one degrees, twenty-six minutes, twenty seconds West, ninety-one and twenty-seven one-hundredths feet to a point on the Northwesterly right-of-way line of the North Pennsylvania Railroad (Reading Company); thence along the same North forty-three degrees, forty-one minutes, forty seconds West, zero and four one-hundredths feet to a point; thence North thirty-seven degrees, fifty-eight minutes, twenty seconds East, ninety-four and twenty-eight one-hundredths feet to a point on the aforesaid Southwesterly side of Mt. Carmel Avenue; thence along the same South thirty-seven degrees, twenty-nine minutes, forty seconds East, twenty-two and one hundredths feet to the first mentioned point and place of beginning.

PREMISES "A"

BEING the same premises intended to have been conveyed by John Patane and Angeline V., his wife to Domenic Marasco under Deed dated April 4th, 1925 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Deed Book 935, Page 592 in which the beginning point of said description was incorrectly given as 365.85 feet Southeast of Elm Avenue.

AND being the same premises which Michael Toth and Elizabeth his wife by Deed dated May 6, 1947 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book 1827, Page 75 granted and conveyed unto the said Andrew M. Duscik and Elizabeth T., his wife in fee.

PREMISES "B"

BEING the same premises which Stanley Montgomery by deed dated February 24, 1981 and recorded in Montgomery County in Deed Book 4607, Page 333 conveyed unto Andrew M. Duscik and Elizabeth T. Duscik his wife in fee.

Parcel Numbers: 30-00-45352-00-5 and 30-00-45351-20-4.

Location of property: 2752 Mt. Carmel Avenue and adjoining vacant lot, Glenside, PA 19038.

The improvements thereon are: Commercial - office building.

Seized and taken in execution as the property of **RB & AK Properties, Inc.** at the suit of Harold and Vera Myers, h/w. Debt: \$218,780.38.

David P. Temple, Attorney. I.D. #86937

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

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

13-08130

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in **Rockledge Borough**, Montgomery County, and State of Pennsylvania beginning on the Northwest side of Robbins Avenue (fifty feet wide) at the distance of five hundred twenty-five feet Southwestwardly from the Southwest side of Abington Avenue (fifty feet wide) containing in front or breadth on said Robbins Avenue twenty-five feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles to said Robbins Avenue, one hundred fifty feet.

BEING the same premises which Paul Kauffman and Jean Kauffman by Deed dated 8/26/2004 and recorded 12/8/2004 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5535, Page 1478 granted and conveyed unto Paul Kaufmann and Jean Kaufmann, as Tenants by the Entireties.

Parcel Number: 18-00-02215-00-8.

Location of property: 109 Robbins Avenue, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jean Kaufmann and Paul Kaufmann** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE7. Debt: \$142,014.63.

Lisa Lee, Attorney. I.D. #78020

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

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

13-08441

ALL THAT CERTAIN unit, designated as Building Number E, Unit Number E-427 being a Unit in Green Hill Condominium, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium bearing date the 29th day of January A.D., 1981 and recorded in the Office for Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D., 1981 in Deed Book 4603, Page 176 etc., and Plats and Plans for Green Hill Condominium bearing date the 29th day of January A.D., 1981 and recorded as Exhibit 'B' of the Declaration of Condominium of Green Hill Condominium in Deed Book 4603, Page 176, and said Declaration was amended by Corrective Amendment recorded in Deed Book 4638, Page 56 and by Second Corrective Amendment recorded.

TOGETHER with all right title and interest, being a 0.138559 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, right-of-way, easements and agreements of records in the aforesaid office, contained in the aforesaid Declaration, the Certificate of completion of Structural Components and Mechanical Systems recorded in Deed Book 4603, Page 155, the Certificate of Substantial Completion of the aforesaid Unit, recorded Contemporaneously herewith, and the instruments recorded in Deed Book 3326, Page 595; Deed Book 1081, Page 200; Deed Book 3279, Page 85; Deed Book 3355, Page 462; Deed Book 3274, Page 781; Deed Book 3329, Page 165; Deed Book 4321, Page 66 and Deed Book 4321, Page 79.

TITLE TO SAID PREMISES IS VESTED Miriam Stup, a/k/a, Miriam Lester and Judith Snyder and Dorothy Stup, by Deed from Miriam Stup, dated 04/21/1994, recorded 05/13/1994 in Book 5077, Page 1566. Title to the subject mortgaged premises is vested in Miriam Stup (a/k/a Miriam Lester), Trustee under the Deed of Trust dated the 12th day of June, 2007, by Deed from Miriam Stup, (a/k/a Miriam Lester), dated 07/12/2007, recorded 08/24/2010 in Book 5777, Page 1250. Miriam Stup, a/k/a Miriam Lester died on 11/04/2010. Plaintiff's representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor. Plaintiff has obtained a copy of the Revocable Trust of Miriam Stup a/k/a Miriam Lester (a/k/a the Deed of Trust dated the 12th day of June, 2007). The Trust appoints Dorothy Stup and Judith Snyder as successor trustees in the event of Miriam Stup a/k/a Miriam Lester's death. Dorothy Stup and Judith Snyder are also named the beneficiaries of the Trust.

Parcel Number: 40-00-11155-89-2.

Location of property: 1001 City Avenue, Unit EE427, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **The Miriam Stup a/k/a Miriam Lester Revocable Trust a/k/a The Deed of Trust dated the 12th day of June, 2007, Dorothy Stup, in her Capacity as Heir of Miriam Lester a/k/a Miriam Stup, Deceased, and Judith Snyder, in her Capacity as Heir of Miriam Lester a/k/a Miriam Stup, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Miriam Lester a/k/a Miriam Stup, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$171,674.34.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

13-08456

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Edward A. Cardwell, Registered Surveyor, under date November 29, 1949, for William C. Essick, Jr., whereon the tract hereinafter is designated as 'Lot 'A'.

BEGINNING at a point in the center line of Moreland Road (thirty-three feet wide) at a distance of five hundred ninety-two and eight-tenths feet more or less Southeast of the intersection with the center line of Norristown Road; and extending thence along the center line of said Moreland Road South forty-seven degrees, forty-five minutes East one hundred seventy-six and no one- hundredths feet to a corner in line of land of Lot 'B'; thence extending by the same North forty-two degrees, fifteen minutes East, two hundred eighty-two and thirty-nine one-hundredths feet to a corner; thence extending South seventy-four degrees, eleven minutes West, three hundred thirty- two and sixty-nine one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David K. Astad and Marie A. Astad, by Deed from Sam Braccia and Bertina Braccia, his wife, as Tenants by the Entirety a one-half interest and Sam Braccia, Jr., a one-half interest, to hold as Joint Tenants With the Right of Survivorship with his parents, dated 11/30/1994, recorded 12/12/1994 in Book 5099, Page 2418.

Parcel Number: 36-00-11449-00-8.

Location of property: 804 Welsh Road, Horsham, PA 19044-1020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David K. Astad and Marie A. Astad** at the suit of Nationstar Mortgage, LLC. Debt: \$208,859.57.

Joseph A. Dessoye, Attorney. I.D. #200479

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

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

13-08717

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

BEGINNING at a point in the Northern right-of-way line of the Philadelphia & Reading Railway Company, now the Reading Company, and at the Western side of a public road leading from Sanatoga to the bridge over the Schuylkill River at Sanatoga; thence along the said public road South 84 degrees, 28 minutes East, 212 feet, 6 inches to an iron pin; thence by lands of William H. Moser North 25 degrees, 56 minutes West, 228 feet, 9 inches to an iron pin in the road leading from Sanatoga to Pottstown; thence partly on said road and still by lands of the said Moser South 71 degrees, 51 minutes East, 82 feet to a walnut tree; thence still by lands of said Moser South 52 degrees, 30 minutes East, 118 feet, 9 inches to a Buttonwood tree; thence by lands of Harry C. Brant North 49 degrees, 15 minutes West, 248 feet, 4 inches to a stake in lands of said Harry C. Brant; thence still by the same South 27 degrees, West 34 feet, 8 inches to an iron pin in the said road leading from Sanatoga to Pottstown; thence along a vacated public road and lands of Harry C. Brant North 60 3/4 degrees, West 275 feet, 6 inches to a stake in said vacated public road; thence still by the same lands and in said vacated road South 89 degrees, West 252 feet, 6 inches to the Northern right-of-way of the said The Reading Company; thence along the said right-of-way Southeastwardly on the arc of a circle curving to the right having a radius of 29.00 feet the arc distance of 385 feet to the place of beginning.

CONTAINING 3 acres of land, more or less.

BEING the same premises which Patricia Y. Gromis, by Deed dated 3/30/06 and recorded in the Montgomery County Recorder of Deeds Office on 5/2/06 in Deed Book 5599, Page 221, granted and conveyed unto Scott A. Mahr and Ingrid A. Mahr.

Parcel Number: 42-00-04525-00-5.

Location of property: 2242 Sanatoga Station, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Scott A. Mahr and Ingrid A. Mahr** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Alternative Loan Trust 2006-S3. Debt: \$172,834.56.

Bradley J. Osborne, Attorney.

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

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

13-09477

ALL THAT CERTAIN tract or piece of ground, being Lot No. 57 with the dwelling house thereon erected, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan by A.G. Newbold, P.E., and recorded in Plan Book A-24, Page 41, as follows:

BEGINNING at a point on the Westerly side of Elm Street said point being 222.26 feet distant from the intersection of the Westerly boundary line of said street and the Northerly boundary line of Spruce Street East measured North 30 degrees, 45 minutes East; thence by Lot No. 58 North 50 degrees, 22 minutes West (direction erroneously missing from prior deed) 138.82 feet to a point; thence by land now or late of Errol M. Kring North 36 degrees, 12 minutes, 30 seconds East, 252.33 feet to a point; thence by the Westerly boundary line of Elm Street the three remaining courses and distances: (1) South 04 degrees, West 87.66 feet to a point; (2) South 02 degrees, 25 minutes West, 155.28 feet to a point; (3) South 30 degrees, 55 minutes (erroneously stated as 65 minutes) West 57.67 feet to the place of beginning.

BEING the same premises which James R. Uppole and Elizabeth G. Uppole by Indenture dated April 8, 2008 and intended to be forthwith recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, hereby granted and conveyed unto Scott D. Birli and Cindy L. Birli.

Parcel Number: 32-00-01560-00-1.

Location of property: 241 Elm Street, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott D. Birli and Cindy L. Birli** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$187,883.05.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-09633

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan of "The Meadow at Providence Reserve" prepared for Nolen Companies by Bursich Associates, Inc., dated June 15, 1994 and last revised July 11, 1995 and recorded October 3, 1995 in Plan Book A-55, Page 481 and further revised October 26, 1996 and recorded November 21, 1996 in Plan Book A-56, Page 391, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tawnyberry Lane (50 feet wide) said point being a corner of this and Lot Number 43 as shown on the above mentioned plan; thence extending along Lot 43 South 48 degrees, 45 minutes, 34 seconds East, 150.00 feet to a point; thence extending South 41 degrees, 17 minutes, 52 seconds West, 110.00 feet to a point a corner of Lot Number 45 on said plan; thence extending along Lot 45 North 48 degrees, 45 minutes, 34 seconds West, 150.00 feet to the Southeasterly side of Tawnyberry Lane aforesaid; thence along the same North 41 degrees, 17 minutes, 52 seconds East, 110.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 44.

CONTAINING 16,500 square feet.

BEING the same premises that The Woods at Providence Reserve, a Pennsylvania Limited Partnership by Deed dated September 23, 1999 and recorded October 13, 1999 in the County of Montgomery (Book 5292, Page 393) granted and conveyed unto Glenn L. Dobson and Karla M. Dobson, their heirs and assigns, in fee.

Parcel Number: 61-00-04940-92-1.

Location of property: 568 Tawnyberry Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glenn L. Dobson and Karla M. Dobson** at the suit of Wells Fargo Bank, N.A. Debt: \$267,263.68.

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.

13-09903

ALL THAT CE RTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and Commonwealth of Pennsylvania, described according to a Certain Plan thereof made by George B. Mebus, Inc. dated August 30, 1955, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Grisdale Road (60 feet wide) said point of tangent being at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southeasterly side of Fitzwatertown Road (46.5 feet wide); thence extending from said point of beginning, South 47 degrees, 9 minutes, 8 seconds East along the said side of Grisdale Road, 63 feet to a point; thence extending South 42 degrees, 50 minutes, 52 seconds West, 156.99 feet to a point; thence extending North 47 degrees, 38 minutes, 35 seconds West, 88 feet to a point on the Southeasterly side of Fitzwatertown Road, aforesaid; thence extending North 42 degrees, 50 minutes, 52 seconds East along the said side of Fitzwatertown Road, 132.74 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point of tangent and place of beginning.

BEING Lot No. 128 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jelena Chargel and Rafael Chargel by Deed from Jose A. Orlena and Renee W. Orlena, dated February 22, 2006 and recorded March 7, 2006 in Deed Book 05592, Page 1851.

Parcel Number: 30-00-21004-00-8.

Location of property: 1267 Fitzwatertown Road, Abington Township, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jelena Chargel and Rafael Chargel** at the suit of JP Morgan Chase Bank, National Association. Debt: \$266,799.51.

Andrew L. Markowitz, Attorney.

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

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

13-11065

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

BEGINNING at a point at the Southeast corner of Rambo and Hurst Streets; thence along the Southeasterly side of Hurst Street, North 63 degrees, 25 minutes East, 60 feet to a stake; thence parallel to Rambo Street, South 26 degrees, 35 minutes East, 120 feet to the center of a 20 feet wide alley; thence along said alley, South 63 degrees, 25 minutes West, 60 feet to a point on the Northeasterly side of Rambo Street aforesaid; thence along said side of Rambo Street, North 26 degrees, 35 minutes West, 120 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Burnett, by Deed from Elwood Allan Morris and Frances Morris, dated 07/27/2000, recorded 08/15/2000 in Book 5327, Page 1560.

Parcel Number: 02-00-04152-00-4.

Location of property: 456 Hurst Street, Bridgeport, PA 19405-1538.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Burnett** 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: \$239,617.55.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

13-11635

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Trang D. Hoang a/k/a Trang D. H. Hoang and Binh L. Nguyen a/k/a Binh Luong Nguyen** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$219,473.88.

Alyk L. Ofazian, Attorney. I.D. #312912

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

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

13-13578

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southwesterly side of Boyer Road (No. 626) at the distance of 290.03 feet Southeastwardly from the Southerly radius corner of said Boyer Road and Ashbourne Road, **Cheltenham Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Boyer Road 36 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Boyer Road 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Marcus M. M. Robinson and Michelle Lynette Robinson, by Deed from John P. Batley, dated 04/27/2007, recorded 05/11/2007 in Book 5646, Page 2249.

Parcel Number: 31-00-03121-00-7.

Location of property: 626 Boyer Road, Cheltenham, PA 19012-1610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcus M. M. Robinson and Michelle Lynette Robinson** 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: \$259,191.14.

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.

13-13909

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, and described according to a Plan of Section No. 1 of Valley Forge Acres, made for Joseph J. McCawley, by Robert H. Huber, Registered Engineer, Salford, Pennsylvania, on March 17, 1958 and last revised October 2, 1958, as follows:

BEGINNING at a point on the Southeasterly side of Orchard Road (fifty feet wide) at the distance of twenty feet, measured North twenty-nine degrees, thirty eight minutes East, along same from its intersection with the Northeasterly side of Evergreen Road (fifty feet wide) (both lines produced); thence extending from said beginning point along the Southeasterly side of Orchard Road the two following courses and distances: (1) North twenty nine degrees, thirty-eight minutes East, sixty-four and sixty-one one-hundredths feet to a point of curve; and (2) on a line curving to the right having a radius of three hundred twenty-two and thirty one-hundredths feet, the arc distance of thirty-two and forty-four one-hundredths feet to a point; thence extending South fifty-four degrees, thirty-six minutes East, forty-four and seventy-three one-hundredths feet to a point; thence extending South sixty degrees, twenty-two minutes East, forty-four and eighty-seven one-hundredths feet to a point; thence extending South twenty-nine degrees, thirty-eight minutes West, one hundred twelve and fifty one-hundredths feet to a point on the Northeasterly side of Evergreen Road, aforesaid; thence extending along the same, North sixty degrees, twenty-two minutes West, seventy feet to a point of curve; thence extending on a line curving to the right having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 67 as shown on said plan.

BEING the same premises which Harold E. Ringland granted and conveyed unto Larry Thomas and Sheila G. Thomas, husband and wife, by Deed dated May 23, 1995 and recorded August 8, 1995 in Montgomery County Deed Book 5121, Page 409.

Parcel Number: 58-00-14344-00-7.

Location of property: 462 Orchard Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Larry Thomas a/k/a Larry J. Thomas and Sheila G. Thomas** at the suit of Wells Fargo Bank, N.A. Debt: \$209,640.96 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.

13-14556

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 and bounded und described according to a Plan of Subdivision of Pinecrest Golf Club, Phase II, for Pinecrest Properties, Inc. (formerly known as Klein Realty Company) by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated 4/23/1991, last revised 10/09/1991 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-53, Page 87 and 88, as follows, to wit:

BEGINNING at a point on the Southwesterly side of a certain extension (of variable widths) of Country Club Drive (50.00 feet wide), at a corner of Lot No. 311 as shown on said plan; thence extending from said point of beginning South 31 degrees, 56 minutes, 41 seconds East, along the said Southwesterly side of the aforesaid extension of Country Club Drive, the distance of 24.00 feet to a point, a corner of Lot No. 313, as shown on said plan; thence extending South 58 degrees, 03 minutes, 19 seconds West, along Lot No. 313 the distance of 108.45 feet to a point a corner in line of lands now or late of Pinecrest Golf Club, Inc., as shown on said plan; thence extending North 31 degrees, 56 minutes, 41 seconds West along lands of Pinecrest Golf Club, Inc. the distance of 24.00 feet to a point, a corner of Lot No. 311 aforesaid; thence extending North 58 degrees, 03 minutes, 19 seconds East along Lot No. 311 the distance of 108.45 feet to the first mentioned point on the said Southwesterly side of the aforesaid extension of Country Club Drive and place of beginning. The Northeasterly portion thereof containing the bed of a certain Utility Easement, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kathryn R. Kopp by Deed from Joseph C. Kopp, dated January 30, 2004 and recorded March 2, 2004 in Deed Book 5498, Page 703.

Parcel Number: 46-00-00549-25-8.

Location of property: 520 Country Club Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathryn R. Kopp** at the suit of JP Morgan Chase Bank, N.A. Debt: \$351,308.13.

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.

13-14648

ALL THAT CERTAIN lot known as Unit No. B1 in Building No. 1002, in the Village at Huntingdon Valley Condominium, **Lower Moreland Township**, together with an undivided Interest in the common elements (1.25% ct. full proposed buildout of 80 units) appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Declaration of the Village at Huntingdon Valley Condominium Association dated June 26, 2001, and recorded on November 5, 2001 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Norristown. Pennsylvania in Deed Book 5384, at Page 00589, and filed in the Department of Records in and for Philadelphia County, Pennsylvania on August 31, 2001 at Philadelphia, Pennsylvania as Document No. 50318869, as amended from time to time.

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

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

TITLE TO SAID PREMISES IS VESTED in Myoung Jhang by Deed from K. Hovnanian at Lower Moreland I L.L.C., a Pennsylvania Limited Liability Company, dated October 29, 2002 and recorded November 12, 2002 in Deed Book 5433, Page 1647.

Parcel Number: 41-00-08429-02-6.

Location of property: 12 Simons Way, Unit B1, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Myoung Jhang** at the suit of American Heritage Federal Credit Union. Debt: \$135,819.20.

Jennifer L. Wunder, Attorney.

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

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

13-14710

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, described according to plan of subdivision of Brookside Farms, prepared by Urwiler and & Walter, Inc. dated May 20, 1988, last revised May 31, 1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 109, as follows, to wit:

BEGINNING at a point on the Northwestern side of Potter Drive (50.00 feet wide), a corner of this and Lot No. 62, as shown on said plan, which point is measured the 4 following courses and distances from a point of curve on the Southwesterly side of New Kepler Road (60.00 feet wide): (1) leaving New Kepler Road on the arc of a curve, curving to the right, in a Southeastwardly to Southwesterly direction, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent, on the Northwestern side of Potter Drive; (2) South 89 degrees, 10 minutes, 35 seconds West, 227.23 feet to a point of curve; (3) on the arc of a curve, curving to the right, in a Southwestwardly to Northwesterly direction, having a radius of 125.00 feet, the arc distance of 101.92 feet to a point of tangent, on the Northeasterly side of Potter Drive; and (4) North 44 degrees, 06 minutes, 22 seconds West, 318.06 feet to the point of beginning.

CONTAINING in frontage or breadth along the Northeasterly side of Potter Drive on a course bearing North 44 degrees, 06 minutes, 22 seconds West, 125.00 feet, and extending of that width, Northeastwardly, in length or depth between parallel lines at right angles thereto 150.00 feet.

BEING Lot No. 61, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Fulmer, f/k/a, Michelle L. Moyer and John Fulmer, h/w, as Tenants by the Entireties, by Deed from Michelle L. Fulmer, f/k/a, Michelle L. Moyer and John Fulmer, h/w, dated 03/31/2004, recorded 05/21/2004 in Book 5508, Page 1543.

Parcel Number: 42-00-03671-26-5.

Location of property: 1583 Potter Drive, Pottstown, PA 19464-2975.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Fulmer and Michelle L. Fulmer a/k/a Michelle L. Moyer** at the suit of Nationstar Mortgage, LLC. Debt: \$298,120.00.

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

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

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

13-15014

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision made for William H. Heinrich by Urwiler and Walter, Inc., Registered Professional Engineer dated 10/12/83 last revised 3/7/84 in Recorder of Deeds at Norristown Montgomery County, Pennsylvania in Plan Book H-40, Page 256, as follows:

BEGINNING at a point in the bed of Morwood Road LR 46038, (33 feet wide existing right-of-way line, to be widened to 30 feet from the center line thereof) said point being measured in a Northeasterly direction 329.00 feet (more or less) from the center line of Camp Road (33 feet wide); thence extending from said point of beginning along Lot 1 as shown on said plan, the 2 following courses and distances: (1) North 45 degrees, 25 minutes, 00 seconds West crossing the Northwestern side ultimate right-of-way line of Morwood Road and also extending through a certain 40 feet wide drainage easement, 171.48 feet to a point a corner in the bed of aforesaid easement; (2) South 52 degrees, 28 minutes, 48 seconds West crossing the Southwesterly side of the aforesaid easement 40.36 feet to a point, a corner in line of other lands now or late of W.H. Heinrich; thence extending along same the 2 following courses and distances, as follows: (1) North 38 degrees, 00 minutes, 40 seconds West, 109.01 feet to a point, a corner; (2) South 52 degrees, 28 minutes, 48 seconds West, 28.88 feet to a point a corner in line of lands now or late of Richard Bernd; thence extending along same North 38 degrees, 18 minutes, 07 seconds West, 122.97 feet to a point, a corner in line of lands now or late of Ronald Landis; thence extending along the same North 45 degrees, 22 minutes, 50 seconds East, 342.96 feet to a point a corner in line of lands now or late of Gerald Slemmer; thence extending along same South 37 degrees, 43 minutes, 47 seconds East and recrossing the aforesaid Northwestern side of ultimate right-of-way line of Morwood Road, 410.09 feet to a point, a corner in bed of same; thence extending along same South 44 degrees, 35 minutes West, 248.74 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN George A. Bookheimer, a married man, by Deed from Marlene McCarthy and Victoria Bookheimer, a married woman, spouse of grantee, dated 05/11/2010, recorded 05/28/2010 in Book 5768, Page 1267.

Parcel Number: 34-00-03744-00-2.

Location of property: 669 Morwood Road, Telford, PA 18969-2352.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George A. Bookheimer, Marlene McCarthy and Victoria D. Bookheimer** 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: \$337,567.82.

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

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

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

13-15030

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

BEGINNING at a point on the Northwesternly ultimate right-of-way line of Vaughn Road (T-131) (ultimate width 80 feet), said point being measured the two (2) following courses and distances from a point of curve on the Northeastly ultimate right-of-way line of Second Avenue (LR 46014), (ultimate width 80 feet) (1) leaving Second Avenue on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 40.13 feet to a point of tangent, on the Northwesternly ultimate right-of-way line of Vaughn Road; and (2) North 44 degrees, 02 minutes East, 77.80 feet to the place of beginning; said point of beginning also being a corner of Lot 3-A as shown on the above mentioned plan; thence extending from said point of beginning, partially along the last mentioned lot and partially along Lot 3-B, as shown on the above mentioned plan, the two following courses and distances: (1) North 45 degrees, 58 minutes West, 31 feet to a point; and (2) North 34 degrees, 42 minutes, 20 seconds West, 124.21 feet to a point in line of Lot No. 2, as shown on the above mentioned plan; thence extending along the same, North 29 degrees, 55 minutes, 36 seconds East crossing a certain 10 feet wide right-of-way, 86.90 feet to a point, a corner of Lot 5, as shown on the above mentioned plan; thence extending along the same, South 43 degrees, 18 minutes, 57 seconds East, 174.06 feet to a point on the Northwesternly ultimate right-of-way line of Vaughn Road; thence extending along the same, South 44 degrees, 02 minutes West, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark S. Bonhage and Mary S. Bonhage, by Deed from Sandra L. Rogers, dated 07/11/2003, recorded 08/29/2003 in Book 5471, Page 646.

Parcel Number: 61-00-05309-10-2.

Location of property: 207 Vaughn Road, Royersford, PA 19468-2644.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark S. Bonhage and Mary S. Bonhage** at the suit of JP Morgan Chase Bank, National Association. Debt: \$225,568.42.

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.

13-15460

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

BEGINNING at a point on the Southwest side of County Line Road (56.5 feet wide, having been widened from its original width of 33 feet by the addition of 23.5 feet on its Southwest side thereof) which point is measured on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet from a point on the Southeast side of Buck Road (46.5 feet wide, having been widened from its original width of 33 feet by the addition of 13.5 feet on its Southeast side thereof); thence extending along the Southwest side of County Line Road, South 47 degrees, 46 minutes, 5 seconds East, 121.93 feet to a point; thence extending South 42 degrees, 13 minutes, 55 seconds West, 150 feet to a point, an angle; thence extending South 80 degrees, 16 minutes, 30 seconds West, 53.31 feet to a point; thence extending North 1 degree, 3 minutes, 5 seconds East, 207.96 feet to a point on the Southeast side of Buck Road; thence extending along the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet to a point on the Southwest side of County Line Road, the first mentioned point and place of beginning.

BEING Lot No. 7 County Line Road.

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

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

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

The improvements thereon are: Single family dwelling.

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

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.

13-15579

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Lot Plan of Autumn Woods dated 5/19/1977 and last revised 9/26/1977 and recorded in the Office for the Recorder of Deeds in Plan Book A-31, Page 19-D, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deer Path (50.00 feet wide), a corner of Lot Number 8, as shown on said plan, which point is measured the 3 following courses and distances along the said Southeasterly side of Deer Path from a point of reverse curve on the same, and which last mentioned point of reverse curve is at the arc length of 15.71 feet measured on the arc of a curve, curving to the left, having a radius of 10.00 feet from a point of compound curve on the Southwesterly side of Cricklewood Circle (66.00 feet wide), viz: (1) extending on the arc of a curve, curving to the right, having a radius of 385.00 feet the arc length of 98.73 feet to a point of tangent; (2) thence extending South 38 degrees, 18 minutes, 30 seconds West, the distance of 89.00 feet to a point of curve; and (3) thence extending on the arc of a curve, curving to the right, having a radius of 325.00 feet the arc length of 85.79 feet to the point of beginning; thence extending from said point of beginning South 51 degrees, 41 minutes, 30 seconds East, along Lot Number 8 aforesaid, the distance of 149.52 feet to a point on the Northwesterly side of Richardson Road (as proposed to be widened); as shown on said plan; thence extending South 38 degrees, 18 minutes, 30 seconds West, along said side of Richardson Road, the distance of 32.50 feet to a point, a corner of Lot No. 10, as shown on said plan; thence extending North 51 degrees, 41 minutes, 30 seconds West along Lot No. 10; the distance of 157.96 feet extending North 51 degrees, 41 minutes, 30 seconds West along Lot No. 10, the distance of 157.96 feet to a point on the said Southeasterly side of Deer Path; thence extending along the said side of Deer Path on the arc of a curve, curving to the left, having a radius of 325.00 feet the arc length of 33.59 feet to the first mentioned point and place of beginning. The Southwesterly line thereof for a portion of the distance extending through the party wall of these premises with the premises adjoining to the Southwest and a portion of the rear thereof being the bed of a Municipal Easement (of variable widths), both as shown on said plan.

BEING Lot Number 9 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Stefani A. Garis, by Deed from David F. Cipriano and Sabrina L. Vermillion, n/k/a, Sabrina L. Cipriano, dated 11/29/2007, recorded 01/29/2008 in Book 5680, Page 1329.

THE SAID Stefani A. Garis departed this life on 06/20/2012, and upon information and belief, here surviving heir(s) are Christopher Merrill and Logan Keith Hill. Carol Garis was appointed Administratrix of the Estate by Letters of Administration on 09/14/2012 by the Register of Wills of Montgomery County, No. 46-2012-x2436.

BY executed waiver(s), Christopher Merrill and Logan Keith Hill waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 46-00-00701-08-1.

Location of property: 117 Deerpath Drive a/k/a 117 Deerpath Lane, Lansdale, PA 19446-1423.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Garis, in Her Capacity as Administratrix of The Estate of Stefani A. Garis and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Stefani A. Garis, Deceased** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$198,663.92.

Emily M. Phelan, Attorney. I.D. #315250

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

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

13-16695

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

ALL THAT CERTAIN messuage or tenement and lots, piece or parcel of land upon which the same is erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded, limited ad described, as follows, to wit:

BEGINNING at a point on the South side of Chestnut Street, at the distance of 55 feet Eastwardly from the Southeast intersection of Chestnut and Evans Streets, a corner of land now or late of William P. Beck (in prior deed description as 45 feet Eastwardly from the Southeast intersection of Chestnut and Evans Streets); thence Southwardly along the same a distance of 100 feet, 4 inches to land now or late of Harvey Roming and Irene Roming, his wife; thence along said Roming's land Eastwardly 29 feet, 2 inches to land now or late of A. M. Fenstermacher; thence along Fenstermacher's land Northwardly 100 feet, 4 inches to the South side of Chestnut Street aforesaid; thence Westwardly along the same 30 feet to the point or place of beginning.

EXCEPTING THEREOUT AND THEREFORM premises conveyed by Joseph W. Custer and Lizzie, his wife to George W. Armstrong his h/a by Deed Dated April 4, 1887 and recorded in Deed Book 308, Page 398 bounded and described, as follows:

ALL THAT CERTAIN place of ground, situated on the South side of Chestnut Street in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said Chestnut Street at the distance of 85 feet from the East side of Evans Street; thence Southwardly along land of said George W. Armstrong; thence Westwardly along the same and parallel to said Chestnut Street 2 feet, 10 inches to a corner of this land of the said George W. Armstrong and land of said Joseph Custer; thence by and along said Joseph W. Custer's land 42 feet, 6 inches to Chestnut Street; thence East along said Street 2 feet, 10 inches to the point and place of beginning.

BEING the same premises which Mohamed Ibrahim Kateb, by Deed dated 4/21/2006 and recorded 6/5/2006 in Montgomery County in Deed Book 5603, Page 230 granted and conveyed unto Michael Keane and Corrine Keane.

Parcel Number: 16-00-05580-00-2.

Location of property: 348 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Corrine Keane and Michael Keane** at the suit of Green Tree Servicing, LLC. Debt: \$131,117.92.

Lisa Lee, Attorney. I.D. #78020

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

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

13-16820

ALL THAT CERTAIN brick message and lot of land, situate on the South side of Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, formerly Pottsgrove Township, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Queen Street at the distance of 57 feet, 7 1/2 inches Easterly from the Southeast corner of Keim and Queen Streets; thence along said Queen Street Easterly 30 feet to land now or late of Rachel Dilliplaine; thence by the same Southwardly 140 feet to a 20 feet wide alley, passing in part of said courses and distances through the middle of the brick division and partition wall of this and house of said Dilliplaine immediately adjoining to the East; thence by the North side of the said 20 feet wide alley Westwardly 30 feet to the corner of Lot No. 119, now or late of George Knod; thence by the same Northwardly 140 feet to the place of beginning.

BEING Lot No. 120 in a plan of East end addition to the Borough of Pottstown.

TITLE TO SAID PREMISES IS VESTED IN James R. Beyer, by Deed from Deanna Ambrosino, dated 07/26/2008, recorded 08/14/2008 in Book 5704, Page 18.

Parcel Number: 16-00-23272-00-4.

Location of property: 1010 Queen Street, Pottstown, PA 19464-5828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James R. Beyer** 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: \$171,646.31.

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.

13-20975

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

BEGINNING at a point on the Northeast side of Sandy Street, at the distance of 253 feet, 11 inches Southeast from the Southeast side of High Street; a corner of this and other land now or late of Accursia Santangelo; thence Northeast along the said land 170 feet more or less to the Southwest side of Old Airy Street and crossing the new Airy Street; thence along the said side of said Old Airy Street Northwest 16 feet, 5 inches to line of land now or late of Franusan Santangelo; thence along said line Southwest the line passing through the middle of the partition wall between this and the house on the adjoining ground 170 feet more or less to the Northeast side of Sandy Street aforesaid; and thence along the Northeast side of Sandy Street Southeast 16 feet, 5 inches to the place of beginning.

EXCEPTING THEREOF Deed Book 4052, Page 471.

TOGETHER with the right in common with the owners and occupiers of the adjoining house on Easterly side thereof, to use a certain two feet wide alley between this house and said adjoining house on Easterly side thereof.

BEING the same premises which King D. Crowder, III by Deed dated 8/24/2000 and recorded 10/6/2000 in Montgomery County in Deed Book 6334, Page 951 granted and conveyed unto Tammy L. Clary, as Sole Owner.

Parcel Number: 13-00-33152-00-9.

Location of property: 627 Sandy Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tammy L. Clary a/k/a Tammy I. Clary** at the suit of Bank of America, N.A. Debt: \$111,492.21.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-21238

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for 'Country Springs, Phase I' made by Urwiler & Walter, Inc., Sumneytown, Pennsylvania dated December 21, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Pages 272 and 273, as follows, to wit:

BEGINNING at a point on the Northerly side of Cavalry Drive (40 feet wide) measured the five following courses and distances from a point of curve on the Northerly side of Hunt Drive (50 feet wide): (1) on the arc of a circle curving to the left, having a radius of 25.00 feet the arc distance of 36.77 feet to a point of tangent; (2) North 18 degrees, 17 minutes, 42 seconds East, 26.78 feet to a point of curve; (3) on the arc of a circle curving to the right, having a radius

of 170.00 feet the arc distance of 62.79 feet to a point of tangent; (4) North 39 degrees, 27 minutes, 25 seconds East, 39.02 feet to a point of curve; and (5) on the arc of circle curving to the right, having a radius of 200.00 feet the arc distance of 101.52 feet to a point; thence extending from said point and place of beginning, North 21 degrees, 27 minutes, 30 seconds West crossing a sanitary sewer easement, 150.45 feet to a point; thence extending North 39 degrees, 27 minutes, 25 seconds East, 93.57 feet to a point a corner of Lot No. 46; thence extending along said lot passing through a partition wall, South 08 degrees, 05 minutes, 20 seconds East re-crossing said sanitary sewer easement, 204.47 feet to a point on the Northerly side of Cavalry Drive; thence extending along said side thereof on the arc of a circle curving to the left, having a radius of 200.00 feet the arc distance of 34.66 feet to the first mentioned point and place of beginning.

BEING Lot Number 45 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Thomas R. Gross, by Deed from David R. Solomon, dated 05/31/2011, recorded 06/02/2011 in Book 5802, Page 2457.

Parcel Number: 36-00-01731-18-6.

Location of property: 18 Cavalry Drive, Horsham, PA 19044-1144.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas R. Gross** 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: \$199,668.12.

John Michael Kolesnik, Attorney, I.D. #308877

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

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

13-25011

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, known and designated as Lot No. 383 and the Northeasterly fifteen feet by the whole depth thereof of Lot No. 384 on Plan of Glenside Highlands recorded at Norristown, Pennsylvania in Deed Book 465, Page 500.

BEGINNING at a point in the Northwesterly side of Tyson Avenue at the distance of 21 feet, 8 1/2 inches Northeast from a point of curve in said street, which point is 160 feet, 10 1/3 inches, Northeast from the Northeast side of Mt. Carmel Avenue; thence Northwest on a line at right angles to Tyson Avenue, 140 feet more or less to a point in the Southeast right-of-way line of the Northeast Pennsylvania Railroad; thence by said right-of-way line, North on a line curving to the right with a radius of 1215.89 feet for a distance of 20 feet, 5 inches more or less, to a point; thence Northeast on a line parallel with Tyson Avenue, 22 feet, 4 7/8 inches to a point, a corner of Lot No. 382; thence by said Lot No. 382, Southeast on a line at right angles to Tyson Avenue, 150 feet to a point in the Northwest side of Tyson Avenue; thence along said side of Tyson Avenue Southwest 40 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter J. Alston and Tanisha L. Alston by Deed from John T. Harris and April P. Harris, dated June 21, 2005 and recorded August 2, 2005 in Deed Book 00564, Page 2047.

Parcel Number: 30-00-68888-00-4.

Location of property: 114 North Tyson Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter J. Alston and Tanisha L. Alston** at the suit of Federal National Mortgage Association. Debt: \$211,088.92.

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.

13-25344

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 105 on a Subdivision of Prussian Woods Townhouses made for Basile and Associates by Pannoni Associates, Inc., dated March 31, 1976 and last revised September 22, 1977 and recorded in Plan Book A-30, Page 80.

TITLE TO SAID PREMISES IS VESTED IN Min Jae Lee and Hyunmi Lee by Deed from Christopher N. Champness and Miriam H. Champness, dated October 27, 2008 and recorded November 5, 2008 in Deed Book 5713, Page 00017.

Parcel Number: 58-00-02006-09-6.

Location of property: 2104 Brandenburg Way, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Min Jae Lee and Hyunmi Lee** at the suit of M&T Bank. Debt: \$243,340.11.

Jennifer L. Wunder, Attorney.

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

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

13-25348

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Westover Harbor, a Condominium located on South Schuylkill Avenue, **West Norriton Township**, Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act, of Pennsylvania. Act of July 3, 1963, P. L. 196 by the recording of Deeds for Montgomery County, Pennsylvania, of a Declaration of Condominium dated May 28, 1974 and recorded June 12, 1974, in Deed Book 3949, Page 212 amended by Indenture dated June 17, 1974, and recorded June 15, 1974 in Deed Book 3960, Page 112, and the Declaration Plan dated May 13, 1974 and recorded June 12, 1974 in Condominium Plan Book 3, Page 27; and the code of Regulations dated May 28, 1974, and recorded June 12, 1974, in Deed Book 3949, Page 197 amended by Indenture dated June 17, 1974, and recorded July 15, 1974 in Deed Book 3960, Page 116; and Second Amendment dated December 7, 1983 and recorded February 17, 1984 in Deed Book 4729, Page 2290 being designated on said Declaration Plan as Building Number 5. Entrance Number W 32 and Unit Number L 1 more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (defined in such Declaration) of .590%.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances and those contained and set forth in such Declaration. Declaration Plan and Code of Regulations and in the rules referred to in such Code of Regulations.

TITLE TO SAID PREMISES IS VESTED IN William R. Long Revocable Living Trust by Deed from William R. Long, dated October 27, 2000 and recorded November 7, 2000 in Deed Book 5384, Page 1169. The said William R. Long died on June 4, 2012 thereby vesting title in Susan L. Johnson, Cynthia J. Monee, and All Unknown Heirs.

Parcel Number: 63-00-09700-71-3.

Location of property: 175 Woodstream Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia J. Monee, Known Surviving Heir of William R. Long, Deceased Mortgagor and Real Owner and Susan L. Johnson, Known Surviving Heir of William R. Long Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs of William R. Long, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, N.A. Debt: \$111,716.90.

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.

13-25864

PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated March 21, A.D., 1950, approved by the Board of Township Commissioners of the Township of Cheltenham of May 21, A.D., 1950 and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds for Montgomery County in Deed Book 2072, Page 601, as follows, to wit:

BEGINNING at the Southwesternmost terminus of a radial round corner connecting the Northwestern side of Rock Lane, thirty-six and five-tenths feet wide, and the Southwesterly side of Dell Lane, forty feet wide; thence along the Northwestern side of Rock Lane, the five following courses and distances: (1) South eighty degrees, thirty-four minutes, thirty seconds West, nine and forty-five one-hundredths feet to a point of curve; (2) in a Southwesterly direction on the arc of a circle on a line curving to the left having a radius of two hundred and fifty feet the arc distance of one hundred one and forty six one-hundredths feet to a point of tangent; (3) South fifty-seven degrees, nineteen minutes, eighteen seconds West, fifty-eight and fifty-nine one-hundredths feet to a point of curve; (4) in a Southwesterly direction on the arc of a circle on a line curving to the right having a radius of seven hundred feet the arc distance of ninety-seven and sixty-eight one-hundredths feet to a point of tangent; (5) South sixty-five degrees, nineteen minutes West, forty-four and fifty-four one-hundredths feet to a point; thence extending North three degrees, twenty minutes, sixteen seconds East, one hundred eighty-eight and one one-hundredths feet to a point; thence extending North forty degrees, forty-one minutes, fifty-seven seconds East, forty-nine and thirty-four one-hundredths feet to a point; thence extending North eighty-four degrees, forty-six minutes, thirty-four seconds East, two hundred and forty-five one-hundredths feet to the Southwesterly side of Dell Lane; thence extending South five degrees, thirteen minutes, twenty-six seconds East along the Southwesterly side of Dell Lane, ninety-one and forty one-hundredths feet to the Northeasternmost terminus of the aforesaid radial round corner; thence in a Southwesterly direction on the arc of a circle curving the right having a radius of twenty feet the arc distance of twenty-nine and ninety-five one-hundredths feet to the Northwestern side of Rock Lane, the first mentioned point and place of beginning.

BEING known as 1000 Dell Lane and Lot 23 on the above mentioned plan.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated March 21, 1950, approved by the Board of Township Commissioners of the Township of Cheltenham on May 2, 1950 and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds for Montgomery County in Deed Book 2072, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Dell Lane (forty feet wide) at the distance of ninety-one and forty-one-hundredths feet measured Northwardly along the Southwesterly side of Dell Lane from the Northeasternmost terminus of a radial round corner connecting the Northwesterly side of Rock Lane (thirty-six and five-tenths feet wide) with the Southwesterly side of Dell Lane (forty feet wide); thence extending South eighty-four degrees, forty-six minutes, thirty-four seconds West along Lot No. 23 on said plan, two hundred forty-five feet to a point; thence extending North forty degrees, forty-one minutes, fifty-seven seconds East partly along Lot No. 19 and along Lot No. 20 on said plan, one hundred fifty-two and fifty-six one-hundredths feet to a point; thence extending North fifty-four degrees, forty-two minutes, thirty seconds East along Lot No. 21 on said plan, one hundred twenty feet to the Southwesterly side of Dell Lane; thence extending along the same in a Southeasterly direction on the arc of a circle on a line curving to the right having a radius of one hundred sixty feet the arc distance of eighty-three and ninety-seven one-hundredths feet to a point; thence extending along the same South five degrees, thirteen minutes, twenty-six seconds East, sixty-eight and seventy-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 22 on the above mentioned plan.

BEING the same premises which Muriel R. Peskin by Deed dated 8/24/1993 and recorded at Norristown, Pennsylvania in Deed Book 5053, Page 1223, granted and conveyed unto Richard Kenney and Margaret Briggs-Kenney, his wife, their heirs and assigns, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Kenney, by Deed from Richard Kenney and Margaret Briggs-Kenney, dated 02/19/2001, recorded 03/21/2001 in Book 5353, Page 1484.

Parcel Numbers: 31-00-08236-00-4. Map #31171A023 and 31-00-08239-00-1.

Location of property: 1000-1004 Dell Lane, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard L. Kenney and United States of America** at the suit of Wells Fargo Bank, N.A., as Trustee, in Trust for the Registered Holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WCW2. Debt: \$480,976.77 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.

13-25917

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Ambler Development Corporation by C. Raymond Weir Associates Registered Professional Engineers dated 4/23/1976 and recorded in Plan Book B-30, Page 73, as follows, to wit:

BEGINNING at a point on the Westerly side of South Spring Garden Street (40 feet wide) said point is measured the two following courses and distances from a point of curve on the Northerly side of Bannockburn Avenue (50 feet wide): (1) on the arc of a circle curving to the left having a radius of ten feet the arc distance of 15.71 feet to a point of tangent; and (2) North 3 degrees, 21 minutes East, 75.37 feet to a point a corner of Lot 2 as shown on the above mentioned plan; thence extending from said beginning point and along Lot 2 as shown on the above mentioned plan, North 86 degrees, 39 minutes West and crossing a certain 19 foot wide drainage easement and also crossing a 20 feet wide private driveway 87.07 feet to a point on the center line of the aforesaid driveway; thence extending along the same North 26 degrees, 14 minutes West, 39.75 feet to a point a corner of Lot 4 as shown on the above mentioned plan; thence extending along the same the two following courses and distances: (1) South 82 degrees, 06 minutes East, and re-crossing the aforesaid driveway and 10 feet wide drainage easement 43.49 feet to a point; and (2) North 80 degrees, 19 minutes East, 62.90 feet to a point on the Westerly side of South Spring Garden Street; thence extending along the same the two following courses and distances: (1) Southerly on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 28.80 feet to a point of tangent; and (2) South 3 degrees, 21 minutes West, 16.61 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Joseph Loduca and Ebony Loduca, h/w, by Deed from Joseph Loduca, Executor of the Estate of Dolores Pologruto, dated 06/27/2011, recorded 07/28/2011 in Book 5808, Page 1493.

Parcel Number: 01-00-05068-01-6.

Location of property: 278 South Spring Garden Street, Ambler, PA 19002-4820.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Loduca, Individually and in his Capacity as Executor of the Estate of Dolores R. Pologruto and Ebony Loduca** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$137,901.32.

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

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

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

13-25927

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of 'Woodbrook' made for Renovations by Design by Chambers Associates, Inc. Consulting Engineers and Surveyors dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24, Page 2 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Laura Lane (50 feet wide) a corner of this and Lot No. 50 on the above plan; thence extending along Lot No. 50 North 41 degrees, 09 minutes, 45 seconds East, 97.00 feet to a point in line of Lot No. 13 on the above plan; thence extending along Lot No. 13 South 48 degrees, 50 minutes, 15 seconds East, 22.00 feet to a point a corner of Lot No. 48 on the above plan; thence extending along Lot No. 48 South 41 degrees, 09 minutes, 45 seconds West, 91.00 feet to a point on the aforesaid side of Laura Lane; thence extending North 48 degrees, 50 minutes, 15 seconds West, 22.00 feet to a point a corner of Lot No. 50 aforesaid the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Fitzroy D. Samuel and Evette D. Samuel, by Deed from Renovations By Design, Inc. dated 10/12/2006, recorded 10/30/2006 in Book 5622, Page 547.

Parcel Number: 60-00-01629-26-4.

Location of property: 1583 Laura Lane, Pottstown, PA 19464-1472.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Fitzroy D. Samuel and Evette D. Samuel** 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: \$261,784.40.

Emily M. Phelan, Attorney. I.D. #315250

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

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

13-26221

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-26900

ALL THAT CERTAIN lot or piece of ground, together with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan dated April 27, 1973, revised April 1, 1974 made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a point being the intersection of the Southeasterly side of Tanglewood Court (50' wide) and the Southwesterly side of Shire Drive (50' wide); thence extending from said point of beginning along the said side of Shire Drive, South 28 degrees, 30' feet, 4.74' to a point of curve; thence in a Southerly direction on the arc of a circle curving to the left having a radius of 325' the arc distance of 107.78' to a point in line at Lot #12; thence extending along line of Lot #12 South 44 degrees, 30' West, 135.05' to a point line of Lot #14; thence along line of Lot #14, North 26 degrees, 30' West, 173.66' to a point on the Southwesterly side of Tanglewood Court aforesaid; thence the said side of Tanglewood Court, the following two courses and distances: (1) in an Easterly direction on the arc of a circle curving to the left having a radius of 325' the arc distance of 95.57' to a point of tangent; and (2) North 63 degrees, 30' East, 15.61' to the first mentioned point and place of beginning.

BEING Lot #13 on a Plan of Lots of Woodgate Development as prepared for David Swinehart.

TITLE TO SAID PREMISES IS VESTED IN James E. Goggins, Jr. and Christopher E. Smith by Deed from Anthony A. Donato and Margaret C. Donato, his wife, dated March 26, 1999 and recorded April 6, 1999 in Deed Book 5265, Page 2043.

Parcel Number: 42-00-04556-17-2, Block 12A, Unit 11.

Location of property: 2910 Shire Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James E. Goggins, Jr. and Christopher E. Smith** at the suit of Bank of America, N.A. Debt: \$252,129.15.

Marc S. Weisberg, Attorney.

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

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

13-27164

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

BEGINNING at a point in the middle of Keenan Street at the distance of one hundred and seventy-eight-one-hundredths feet Northeastward from the middle line of Cheltenham Avenue; thence extending Northwestward at a line at right angles to Keenan Street two hundred four and six-tenths feet; thence Northeastward on line parallel with Keenan Street thirty-six feet; thence Southeastward at a line at right angles to Keenan Street two hundred four and six-tenths feet to a point in the middle line of Keenan Street; and thence Southwestward along the same thirty-six feet to the place of beginning.

Parcel Number: 31-00-15967-00-4.

Location of property: 7304 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Marcellus Coleman and Tiffany Chavous** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-11. Debt: \$119,799.50.

Asleigh 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.

13-27359

ALL THAT CERTAIN message and tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots as laid out by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner Lot No. 14 said point being on the Southwesterly property line of Mock Road (given width by lot plan of 50 feet) and being distant along said property line from a corner on line lands of H. Henry Burdan, North 50 degrees, West 100.0 feet; thence from said point of beginning continuing along the Southwesterly property line (distant 25 feet from the center line thereof) North 50 degrees, West 100.0 feet to a corner Lot No. 12; thence along the same, South 40 degrees, West 245.27 feet to a corner on line other lands George W. Needhammer; thence along the same and the middle of a 10 feet wide utility easement South 50 degrees, 25 minutes East, 100.0 feet to a corner Lot No. 14; thence along the same North 40 degrees, East 244.54 feet to a corner on the Southwesterly property line of Mock Road and place of beginning.

BEING all of Lot No. 13.

TITLE TO SAID PREMISES IS VESTED IN Carolyn Mitchell, by Deed from Richard W. Mitchell and Carolyn Mitchell, dated 05/30/2008, recorded 08/20/2008 in Book 5704, Page 1931.

Parcel Number: 60-00-02176-00-5.

Location of property: 532 Mock Road, Pottstown, PA 19464-1610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carolyn Mitchell** at the suit of Citimortgage, Inc. Debt: \$176,873.06.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

13-27711

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a re-subdivision of Char Mar Acres made by David Meixner, Registered Professional Engineer dated April 21, 1970, as follows, to wit:

BEGINNING at point on the Westerly side of Sixth Avenue (50 feet wide) which point is measured at the distance of South 19 degrees, 18 minutes East, 214.56 feet from a point which last mentioned point is measured along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 47.29 feet from a point of curve on the Southeasterly side of West Char Mar Lane; thence extending from said point of beginning along the said side of Sixth Avenue along the arc of a circle curving to the right having a radius of 150 feet the arc distance of 75.22 feet to a point a corner of Lot 31 on said plan; thence extending along the line of said Lot 31, North 73 degrees, 43 minutes, 18 seconds West, 123.89 feet to a point a corner of Lot 33 on said plan; thence extending along the line of said Lot 33, South 70 degrees, 42 minutes East, 119.21 feet to a point on the Westerly side of Sixth Avenue.

BEING the first mentioned point and place of beginning.

BEING Lot No. 32 on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Davis and Melissa McBride n/k/a Melissa Davis by Deed from Joseph Davis and Melissa McBride n/k/a Melissa Davis, dated September 18, 2006 and recorded September 27, 2006 in Deed Book 05617, Page 1891.

Parcel Number: 61-00-04741-51-7.

Location of property: 681 South 6th Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph M. Davis and Melissa McBride n/k/a Melissa Davis** at the suit of JP Morgan Chase Bank, N.A. Debt: \$155,900.36.

Jennifer L. Wunder, Attorney.

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

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

13-28180

ALL THAT CERTAIN half of double message and building lot, situate along Green Street, West of White Street, in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey thereof made by Herbert H. Metz, as follows, to wit:

BEING the western half of the double dwelling.

BEGINNING at an iron pin in the center line of Green Street, 40 feet wide, said point being 355.58 feet West of the spike marking the intersection of the center line of Green Street and White Road; thence along other lands of A. George Shelly and Carolyn, his wife, and through the partition wall of the double dwelling on this and adjoining lot, South 44 degrees, 45 minutes East the distance of 96 feet to a corner at the rear of the dwelling; thence still along lands of A. George Shelly and Carolyn, his wife, South 43 degrees, 30 minutes East the distance of 73.19 feet to a corner in the North side of a 20 feet wide alley; thence along the same South 44 degrees, 41 minutes West the distance of 29.60 feet to a corner; thence along other lands of J. Winfield White, North 43 degrees, 30 minutes West the distance of 170 feet to an iron pin in the center line of Green Street; thence along the same North 45 degrees, 15 minutes East of 27.50 feet to the place of beginning.

BEING the same premises which Joseph J. Cupchak, Sr. and Carol Cope Cupchak by Deed dated 5/15/2007 and recorded 5/16/2007 in Montgomery County in Deed Book 5647, Page 1476 granted and conveyed unto Keith E. Brandolph and Monika B. Long.

Parcel Number: 56-00-03529-00-6.

Location of property: 613 Green Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Keith E. Brandolph and Monika B. Long** at the suit of JP Morgan Chase Bank, National Association. Debt: \$190,143.19.

Lisa Lee, Attorney. I.D. #78020

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

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

13-28438

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, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, which is 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 207, 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 885%.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. March and Lisa M. March, by Deed from David J. Bellaire, dated 10/29/2007, recorded 11/02/2007 in Book 5670, Page 2704.

Parcel Number: 61-00-04389-31-1.

Location of property: 207 Providence Forge Road, Royersford, PA 19468-2954.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Matthew J. March and Lisa M. March** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$183,938.02.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

13-28478

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, described according to a plan of subdivision, made for Joseph R. Geppert, by Urwiler and Walter, Inc., Summerytown, Pennsylvania, dated 6/20/1985 and last revised 8/18/1986 and recorded in Plan Book A-47, Page 450, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Sturgis Lane a corner of this and Lot No. 9 on the above mentioned plan; thence along Sturgis Lane the 2 following courses and distances: (1) South 82 degrees, 28 minutes, 57 seconds West, 71.76 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 175 feet the arc distance of 115.15 feet to a point, a corner of Lot No. 11 on the above mentioned plan and also the bed of a certain 20 feet wide sanitary sewer easement; thence extending along Lot No. 11 and through said easement, North 33 degrees, 25 minutes, 07 seconds West, 199.17 feet to a point; thence extending North 44 degrees, 30 minutes, 00 seconds East, 298.41 feet to a point, a corner of Lot No. 9 aforesaid; thence extending along Lot No. 9, South 07 degrees, 31 minutes, 05 seconds East, passing through a 20 feet wide drainage easement, 345.23 feet to a point on the aforesaid side of Sturgis Lane the first mentioned point and place of beginning.

BEING Lot No. 10.

TITLE TO SAID PREMISES IS VESTED IN Marc Salamone and Lisa A. Salamone by Deed from Marc Salamone and Lisa A. Salamone dated 9/18/2006 and recorded 10/6/2006 in the County of Montgomery in Mortgage Book 5618, Page 2643.

Parcel Number: 39-00-03937-26-3.

Location of property: 932 Sturgis Lane, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marc Salamone and Lisa A. Salamone** at the suit of Continental Bank. Debt: \$634,993.38.

Scott P. Shectman, Attorney.

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

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

13-28786

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

BEGINNING at a point of this and other land of Michele and Giovannina DiMartino on the South side of New Street; thence by said New Street Westerly fifteen feet (15 feet) to Lot No. 11 ; thence by said lot Southerly one hundred forty feet (140 feet) to the North side of South Street; thence by said South Street fifteen feet (15 feet) Easterly to land of the said Michele and Giovannina DiMartino; thence by the same Northerly one hundred forty feet (140 feet) to the place of beginning, passing in part of said course and distance through the middle of the partition or dividing wall between them and the property immediately adjoining to the East.

CONTAINING twenty-one hundred square feet (2,100 square feet).

TITLE TO SAID PREMISES IS VESTED IN Thomas N. Falgiatore, by Deed from Anthony Valerio, dated 02/28/2005, recorded 03/18/2005 in Book 5547, Page 415.

Parcel Number: 16-00-21428-00-3.

Location of property: 382 New Street, Pottstown, PA 19464-5918.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas N. Falgiatore** 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 Structured Asset Mortgage Investments II, Inc. Bear Stearns ALT-A Trust 2005-5, Mortgage Pass-Through Certificates, Series 2005-5. Debt: \$85,272.99.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-29180

PREMISES 'A'

ALL THAT CERTAIN lot or piece of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania; bounded and described according to a survey made by Francis W. Wack, Registered Surveyor July 18, 1952, as follows, to wit:

BEGINNING at an iron pin in the center line of Salford Station Road, (33 feet wide) leading from Salford Station to State Highway, Route No. 29, a corner of this and land of Elwood W. and Lorraine E. Royston; thence in and through the center line of Salford Station Road, South 48 degrees, 54 minutes West, 100 feet to an iron pin, a corner of other land of Harry U. Miller, of which this was a part; thence along the same, North 27 degrees, 3 minutes West, 200 feet to an iron pin a corner; thence still along said Miller's Land, North 48 degrees, 54 minutes East, 100 feet to an iron pin, a corner of land of Elwood W. and Lorraine E. Royston; thence along the same, South 27 degrees, 3 minutes East, 200 feet to the place of beginning.

PREMISES 'B'

ALL THAT CERTAIN tract or piece land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, according to a plan made by Robert R. Huber, Registered Engineer, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin, immediately in the rear of other land of the said George W. Levy and Verna Levy, his wife, and adjoining other land of the said George F. and John J. Clemmer, said beginning point being on the course between said properties, North 27 degrees, 48 minutes West, 200 feet from a spike in the center line of Salford Station Road (33 feet wide); thence along said Clemmer's land, of which this was a part, North 27 degrees, 48 minutes West, 42.79 feet to an iron pin, a corner of land now or late of Elias M. and Katie M. Landis; thence along said Landis' Land, North 58 degrees, 9 minutes East, 97.18 feet to an iron pin, a corner; thence still along said Landis' Land, South 27 degrees, 48 minutes East, 25 feet to an iron pin, a corner of said George W. and Verna Levy's Land; thence along said Levy's Land, South 47 degrees, 56 minutes West, 100.02 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Galle, by Deed from Michael Golle and Amy Golle, formerly Amy Ruth, h/w, dated 01/20/2006, recorded 01/27/2006 in Book 5588, Page 839.

Parcel Number: 38-00-02212-00-9.

Location of property: 206 Salford Station Road, Perkiomenville, PA 18074-9740.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Golle a/k/a Michael Francis Golle** 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: \$139,512.16.

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

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

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

13-29459

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Country Springs. Phase I made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania dated December 21, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A 46, Page 272 and 273, as follows, to wit:

BEGINNING at a point on the Northwestern side of Hunt Drive (50 feet wide) measured the three following courses and distances from a point of curve on the Northeasterly side of Curry Lane (40 feet wide): (1) on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.21 feet to a point of tangent; (2) North 79 degrees, 00 minutes, 00 seconds East, 236.38 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 251.17 feet to a point a corner of Lot No. 311; thence extending from said point and place of beginning along said lot passing through a partition wall North 74 degrees, 04 minutes, 21 seconds West, 135.57 feet to a point a corner of Lot No. 298; thence extending along said lot and also along Lot No. 299 North 29 degrees, 00 minutes, 29 seconds East, 24.64 feet to a point a corner of Lot No. 309; thence extending along said lot passing through a partition wall South 74 degrees, 04 minutes, 21 seconds East, 129.15 feet to a point on the Northwestern side of Hunt Drive; thence extending along said side thereof on the arc of a circle curving to the right having a radius of 250.00 feet the arc distance of 24.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 310 on said plan.

UNDER AND SUBJECT to Restrictions of Record.

TITLE TO SAID PREMISES IS VESTED IN Steven B. Hamler by Deed from Michael A. Marra and Millie M. Marra, husband and wife, dated March 30, 2000 and recorded April 6, 2000 in Deed Book 5312, Page 2103.

Parcel Number: 36-00-05792-59-8.

Location of property: 30 Hunt Drive, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven B. Hamler** at the suit of Federal National Mortgage Association. Debt: \$190,389.51.

Marc S. Weisberg, Attorney.

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

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

13-29683

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

BEGINNING at a point on the Northwest side or Stanbridge Street at the distance of six hundred feet Northeasterly from Airy Street, a corner of this and land of Ambrose B. Nicorm; thence by the same Northwesternly at right angles to said Stanbridge Street, one hundred seventy feet to Groff Alley; thence along the Southeasterly side of said alley, Northeasterly twenty feet to Lot No. 104, conveyed to Sylvester H. Orr; thence by said Lot Southeasterly one hundred seventy feet to Stanbridge Street aforesaid and along the Northwesternly side of said Stanbridge Street Southwesterly twenty feet to the place of beginning.

BEING the same premises which Frank McMahon and Dorothy McMahon, husband and wife, by Deed dated June 26, 2008 and recorded July 2, 2008 in Montgomery County in Deed Book 5698, Page 1835 granted and conveyed unto Michael T. Butler, in fee.

Parcel Number: 13-00-35436-00-2.

Location of property: 563 Stanbridge Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Michael T. Butler** at the suit of First Niagara Bank, N.A. Debt: \$84,443.35.

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.

13-29902

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of 'Center Point Farms' drawn by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated 9/17/1993 and last revised 2/6/1996 and recorded in Plan Book A-57, Page 230, as follows, to wit:

BEGINNING at an interior point off of the Northeasterly side of Silo Mill Lane, said point beginning is being a corner of Lot No. 24 as shown on said plan, which said point of beginning is being measured North 45 degrees, 17 minutes, 00 seconds East, 35.00 feet to a point; thence extending for said point of beginning the 4 following courses and distances, viz: (1) along the line of said Lot No. 24 North 45 degrees, 17 minutes, 00 seconds East, 78.00 feet to a point in one of Open Space Area as shown on said plan; (2) extending along the hue of Open Space Area, South 44 degrees, 43 minutes, 00 seconds East, 24.00 feet to a point; (3) South 45 degrees, 17 minutes, 00 seconds West, 78.00 feet to a point; and (4) North 44 degrees, 43 minutes, 00 seconds West, 23.00 feet to a point, a corner of Lot 24 aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pil Hyun Yu, by Deed from Craig Weber, dated 07/07/2006, recorded 07/13/2006 in Book 5608, Page 244.

Parcel Number: 67-00-03128-01-8.

Location of property: 340 Silo Mill Lane, Lansdale, PA 19446-5940.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pil Hyun Yu** at the suit of Bank of America, N.A. Debt: \$408,607.22.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

13-30000

ALL THAT CERTAIN lot or piece of ground, with the building and improvements about to be erected thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Phase I, Cranberry PRD, prepared for Greenview Estates, Inc. by Pennoni Associates, Inc. dated 12/21/1989 and last revised 5/8/1992 and recorded in Plan Book B-41, Page 262, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brandywine Road (40 feet wide) a corner of this and Lot No. 260 on said plan; thence extending from point of beginning and along the Southwesterly side of Brandywine Road, aforesaid, South 42 degrees, 0 minutes, 29 seconds East, 80.00 feet to a point, a corner of Lot No. 258 on said plan; thence extending along the same South 47 degrees, 39 minutes, 31 seconds West, 140.00 feet to a point in line of remaining lands of Greenview Estates, Inc.; thence extending along the same North 42 degrees, 20 minutes, 29 seconds West, 80.00 feet to a point, a corner of Lot No. 260, aforesaid; thence extending along the same, North 47 degrees, 39 minutes, 31 seconds East, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 259 on said plan.

CONTAINING 11,199 square feet (0.2571 acres).

BEING the same premises which Joseph E. Henkel, by his agent, Margaret Henkel, by Power of Attorney dated October 7, 2005 and intended to be forthwith recorded and Catherine A. Henkel, by her agent, Margaret Henkel, by Power of Attorney dated October 7, 2005 and intended to be forthwith recorded by Deed dated 1/25/2006 and recorded 2/9/2006 in Montgomery County in Deed Book 5589, Page 2309 granted and conveyed unto Kristine E. Sprague and Chris M. Sprague.

Parcel Number: 48-00-00226-11-3.

Location of property: 213 Brandywine Road, Rahns, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Chris M. Sprague and Kristine E. Sprague a/k/a Kristin E. Sprague** at the suit of Colonial Savings, F.A. Debt: \$329,778.65.

Michael McKeever, Attorney. I.D. #56129

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

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

13-30405

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Edward Pickering, Jr., Registered Surveyors, Woodburne, Pennsylvania, dated July 1942, as follows, to wit:

BEGINNING at a point in the center line of Warminster Street, 23 feet wide at the distance of 15.4 feet measured North 42 degrees, 56 minutes East from a point opposite the middle line of Moreland Avenue (33 feet wide) (if the same were extended to meet the center line of said Warminster Street); thence extending along the said middle line of Warminster Street North 42 degrees, 56 minutes East, 157.0 feet to a point; thence extending South 47 degrees, 57 minutes, 20 seconds East crossing a stone 25 feet from the said center line of Warminster Street, 277.70 feet to a point; thence extending South 42 degrees, 56 minutes West, 157.00 feet to a point; thence extending North 47 degrees, 57 minutes, 20 seconds West, 277.70 feet to a point in the said center line of Warminster Street, the place of beginning.

BEING the same premises which Michael Casey and Debbi Casey by Deed dated 3/18/2011 and recorded 5/13/2011 in Montgomery County in Deed Book 5800, Page 2434 granted and conveyed unto David Darnesto.

Parcel Number: 59-00-17989-00-6.

Location of property: 96 North Warminster Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Darnesto** at the suit of Real Estate Mortgage Network, Inc. Debt: \$396,284.28.

Lisa Lee, Attorney. I.D. #78020

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

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

13-30632

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Alva L. Rogers, Registered Professional Engineer, Bryn Mawr, Pennsylvania on 4/1/1940, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of a proposed road 40 feet wide, to be called Vienna Avenue, at the distance of four hundred forty-five feet and thirty-one hundredths of a foot Southwestwardly from the middle line of Germantown Pike said point being also at the distance of two hundred seventeen feet and eighty-one hundredths of a foot Southwestwardly from the Southwestly corner of land now or late of Edward Minnick and marking a corner in line of other land of Vienna Swartley; thence along the Northwesterly side of said proposed Vienna Avenue South 42 degrees, 23 minutes West, two hundred eighteen feet and fifteen one hundredths of a foot to a point a corner; thence by other land of Vienna Swartley, North 47 degrees, 37 minutes West, two hundred feet to a point in line of land of Clarence G. Hoagland; thence by said Hoaglands' land North 42 degrees, 23 minutes East, two hundred eighteen feet and fifteen one-hundredths of a foot to line of other land of Vienna Swartley; thence by the same South 47 degrees, 37 minutes East, two hundred feet to the place of beginning.

CONTAINING one acre of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Ann F. Davidson and Dolores Santoni, Administratrix of The Estate of Ann F. Davidson by deed from Robert Brittingham and Charles Zacney, dated May 14, 2004 and recorded May 26, 2004 in Deed Book 05509, Page 0599. The said Ann F. Davidson died on May 27, 2011 thereby vesting title in Dolores Santoni, Administratrix of The Estate of Ann F. Davidson.

Parcel Number: 67-00-03838-00-1.

Location of property: 925 Vienna Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dolores Santoni, Administratrix of The Estate of Ann F. Davidson, Deceased Mortgagor and Real Owner** at the suit of JP Morgan Chase Bank, National Association. Debt: \$287,639.64.

Jennifer L. Wunder, Attorney.

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

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

13-30993

The land referred to in this Commitment is described as follows:

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

BEGINNING at a point on the South side of Fourth Street, a corner of this and other land owned by William H. Wiand, a distance of 213 feet, 6 inches Eastwardly from the intersection of State Street and Fourth Street; thence along said land of William H. Wiand Southwardly 140 feet to a 20 feet wide alley; thence along said alley Westwardly 22 feet, 6 inches to a corner of this and land now owned by Kerlin; thence in a Northerly direction along said Kerlin's Property a distance of 140 feet to said Fourth Street, passing in part through the partition or division wall of a double brick dwelling erected upon this and land belonging to said Kerlin; thence in an Easterly direction along said Fourth Street, 22 feet, 6 inches to the point or place of beginning.

BEING the same which Kevin Koser and Cindy Koser, husband and wife by Deed dated 11/09/2012 and recorded 11/13/2012 in the County of Montgomery in Book 5854, Page 753 conveyed unto Ramesh Babu Seelam.

Parcel Number: 16-00-09908-00-3.

Location of property: 46 West 4th Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ramesh Babu Seelam** at the suit of JP Morgan Chase Bank, National Association. Debt: \$112,426.40.

Alyk L. Ofiazian, Attorney. I.D. #312912

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

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

13-31070

ALL THAT CERTAIN tract or piece of land, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania and more particularly bounded and described according to a survey made thereof by David Meixner, Registered Surveyor, Collegeville, Pennsylvania on 7/20/1961, as follows, to wit:

BEGINNING at a nail in the center line of Green Hill Road (ultimate width 50 feet) said nail being located South 40 degrees, 05 minutes West, 140.00 feet from the intersection of the center line of Green Hill Road with the Southwestly side of Skippack Pike (50 feet wide); thence along Tract "A" South 55 degrees, 06 minutes East, 155.67 feet to an iron pin; thence along other lands of Helen K. Steward (of which this is a part) the three (3) following courses and distances, viz: (1) South 40 degrees, 05 minutes West, 116.00 feet to an iron pin; (2) South 50 degrees, 43 minutes East, 154.18 feet to an iron pin; (3) South 40 degrees, 05 minutes West, 160.30 feet to an iron pin; thence along lands now or late of E. W. Markel, North 50 degrees, 43 minutes West, 309.23 feet to a point in the center line of Green Hill Road; thence along the center line of Green Hill Road, North 40 degrees, 05 minutes East, 264.40 feet to a nail and the place of beginning.

CONTAINING 66,634 square feet (gross area) 60,000 square feet (net area) more or less.

BEING the same premises which Thomas P. Greer, Jr., and Teresa K. Greer by Deed dated 7/30/2003 and recorded 8/20/2003 in Montgomery County in Deed Book 5469, Page 2243 granted and conveyed unto Thomas P. Greer, Jr. Parcel Number: 67-00-01735-00-7.

Location of property: 1980 Green Hill Road, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas P. Greer, Jr.** at the suit of Green Tree Servicing, LLC. Debt: \$313,765.10.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-31116

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being known as Lot No. 54 on a Plan of Part of Moreland Village, Section No. 1 made for Stenton Building, Inc. by George B. Mebus, Registered Professional Engineer, dated June 1, 1950 and recorded at Norristown, Pennsylvania, in Mortgage Book 2159, Page 600, described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Tanner Road (50 feet wide) at the distance of 228.05 feet measured Southeastwardly along said Tanner Road on the arc of a circle curving to the right with a radius of 160 feet from a point of curve on the same, which said point of curve is at the distance of 200.17 feet measured South 46 degrees, 40 minutes, 40 seconds East along said Tanner Road from a point of tangent in the same, which said point of tangent is at the distance of 31.22 feet measured Southeastwardly on the arc of a circle curving to the left with a radius of 20 feet from a point of curve on the Southeasterly side of Straton Lane (40 feet wide); thence extending along Lot No. 55 on said plan, North 89 degrees, 10 minutes, 40 seconds East, 175.84 feet to a point; thence extending along land now or late of Stenton Builders, Inc. South 18 degrees, 47 minutes, 52 seconds West, 92.37 feet to a point and South 42 degrees, 35 minutes, 10 seconds West, 12.22 feet to a point; thence extending along line of Lot No. 53 on said plan, North 72 degrees, 55 minutes, 2 seconds West, 159.61 feet to a point on the said Northeasterly side of Tanner Road; thence extending along the same in a Northwesterly direction on a line curving to the left with a radius of 160 feet, the arc distance of 50 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Matthew Ansbro and Billie Ansbro by Deed from Dennis Vogt and Cynthia Vogt dated June 8, 2005 and recorded June 15, 2005 in Deed Book 05557, Page 2093.

Parcel Number: 59-00-16948-00-3.

Location of property: 431 Tanner Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Matthew Ansbro and Billie Ansbro** at the suit of Bank of America, N.A. Debt: \$292,761.20.

Marc S. Weisberg, Attorney.

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

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

13-32205

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, as extended formerly the Township of Pottsgrove, on the North side of Fourth Street in Mathias Yorgey's addition to said Borough of Pottstown, being known as No. 35 West Fourth Street, Pottstown, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Fourth Street at the distance of 313 feet more or less from the Northeast corner of Lot #57 and the Old State Road, a corner of this and Lot #66; thence Northerly along Lot #66, now in possession of Ammon Swavely, 140 feet to a 20 feet wide alley; thence Easterly along the South line of said alley 30 feet to a corner of this and Lot #68; thence Southerly along the same 140 feet to the North line of said Fourth Street; thence Westerly along the North line of said Fourth Street 30 feet to the place of beginning.

BEING Lot #67 in a Plan of Lots as laid out by Mathias S. Yorgey.

TITLE TO SAID PREMISES IS VESTED IN Daniel T. Mace and Florence E. Mace, his wife, by Deed from Donald L. Moser and Dorothy M. Moser, Attorneys in Fact for Mary E. Dilliplane, dated 12/03/1971, recorded 12/07/1971 in Book 3718, Page 7. Daniel T. Mace departed this life on or about 3/12/2011, at which time his ownership interest vested in the Surviving Tenant by the Entirety.

Parcel Number: 16-00-10004-00-6.

Location of property: 35 West 4th Street, Pottstown, PA 19464-5219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Florence E. Mace** at the suit of Wells Fargo Bank, N.A. Debt: \$53,993.73.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-32754

THE LAND referred to in this commitment is described, as follows:

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lansdale Borough**, (formerly Township of Montgomery), County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of a 15 feet wide alley and a corner of this and other lands of the said now or late J.F. Kile; thence extending along said now or late J.F. Kile's Land Southwestwardly 110.42 feet to a point a corner of this and land now or late of Mary L. White; thence extending along said Mary L. White's Land Northwestwardly 43 feet to a point in line of land now or late of John J. Kaufle; thence extending along said John Kaufle's Land Northwestwardly 111 feet, 3 1/2 inches to the Southwesterly edge of a 15 feet wide alley; and thence along said alley Southeastwardly 43 feet to the place of beginning.

BEING the same premises which James J. Delzotto by Deed dated 9/15/2006 and recorded 10/13/2006 in Montgomery County in Deed Book 5620, Page 1139 granted and conveyed unto James J. Delzotto and Shirley Delzotto, husband and wife. Parcel Number: 11-00-17232-00-1.

Location of property: 316 East 3rd Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shirley Delzotto and James J. Delzotto** at the suit of Random Properties Acquisition Corp., III. Debt: \$228,424.62.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-32990

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

TOGETHER with a .7754% undivided interest in and to the common elements as fully set forth in the aforesaid Declaration of Condominium of Spring Mountain Summit.

BEING the same premises which Journey Inc., by Indenture dated 11/21/1980 and recorded 11/25/1980 in the Office of the Recorder of Deeds in and for the County of Montgomery in Record Book 4584, Page 13 granted and conveyed unto John F. Parsons, in fee.

BEING the same premises which John Parsons a/k/a John F. Parsons by Deed dated 9/13/2006 and recorded 10/2/2006 in Montgomery County in Deed Book 5617, Page 2814 granted and conveyed unto Bernice Williams.

Parcel Number: 20-00-00059-01-1.

Location of property: 1112 Forest Lane, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bernice Williams** at the suit of U.S. Bank National Association (as Trustee for the Pennsylvania Housing Finance Agency). Debt: \$100,561.95.

Thomas Puleo, Attorney. I.D. #27615

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

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

13-33084

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Knock N Knoll, located at 1118 Easton Road, **Upper Moreland Township**, Montgomery County, State of Pennsylvania which is heretofore being submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the recording in the Montgomery County Recorder of deeds Office of a Declaration dated September 21, 1976 and recorded on September 24, 1976, in Deed Book 4143, Page 468 and a Code of Regulations dated September 21, 1976 and recorded on September 24, 1976 in Condominium Plan Book 4, Page 70.

BEING and designated on Declaration Plan as Unit No. 39 as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the common elements (as defined in such Declaration) of 2.085.

TITLE TO SAID PREMISES IS VESTED IN Alan Panebianco and Robin L. Panebianco a/k/a Robin Panebianco by Deed from Alan Panebianco, dated November 20, 2003 and recorded November 26, 2003 in Deed Book 05483, Page 0620.

Parcel Number: 59-00-10421-38-3.

Location of property: 39 Knock N Knoll Circle, Unit 39, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alan Panebianco and Robin L. Panebianco a/k/a Robin Panebianco** at the suit of LNV Corporation. Debt: \$198,030.78.

Marc S. Weisberg, Attorney.

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

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

13-33764

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #8 on a Plan of Lots of DeKalb Terrace, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Ivy Lane (50 feet wide) at the distance of four hundred ten feet Northwestwardly from the original center line of DeKalb Pike, a corner of Lot #7 on said plan; thence along the Northeast side of Ivy Lane the 2 following courses and distances North 13 degrees, 15 minutes West, five feet to a point of curve; thence Northwestwardly on a line curving to the left with a radius of one hundred seventy-five feet the arc distance of fifty-five feet to a point a corner of Lot #9 on said plan; thence along Lot #9 North 58 degrees, 44 minutes, 34 seconds East, one hundred seventy-eight and eighteen one-hundredths feet to a point on the Southwest side of a private road forty feet wide, open to travel but not dedicated; thence along said side of said private road, South 18 degrees, 10 minutes East, one hundred fourteen and forty-nine one-hundredths feet to a point a corner of Lot #7 aforesaid; thence along Lot #7 South 76 degrees, 45 minutes West, one hundred seventy and seventy one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark O. Livingston, an unmarried person, by Deed from J. A. Scandone, Executor, Estate of Rose Bearoff, Deceased, dated 09/28/1999, recorded 10/19/1999 in Book 5293, Page 432.

Parcel Number: 58-00-11224-00-4.

Location of property: 124 Ivy Lane, King of Prussia, PA 19406-2145.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark O. Livingston** at the suit of Wells Fargo Bank, N.A.
Debt: \$52,825.26.

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

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

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

13-33953

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Robin hood Village" made for Meade Lands, Inc., recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 2299, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Surrey Lane (fifty feet wide) at the arc distance of one hundred seventy-three and forty-two one-hundredths feet measured Southeastwardly along the said side of Surrey Lane along the arc of a circle curving to the right having a radius of two thousand eight hundred eighty feet from a point of curve in the same, which said point of curve is at the distance of three hundred seven and eighty-one one-hundredths feet Southeastwardly measured along the said side of Surrey Lane along a course South forty-eight degrees, fifty-nine minutes, ten seconds East from a point of tangent in the same which said point of tangent is at the arc distance of twenty-nine and sixteen one-hundredths feet measured along the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the Southeastly side of Warminster Road (forty one and five-tenths feet wide); thence extending from said beginning point North forty-four degrees, twenty-seven minutes, fifty-one seconds East along Lot No. 8 on said plan two hundred and sixty one-hundredths feet to a point; thence extending South forty-eight degrees, fifty-nine minutes, ten seconds East, sixty-four and thirty-nine one-hundredths feet to a point a corner of Lot No. 10 on said plan; thence extending South forty-five degrees, thirty-nine minutes, twenty-eight seconds West along said Lot No. 10 on said plan two hundred five and fourteen one-hundredths feet to a point on the Northeasterly side of Surrey Lane; thence extending along the said side of Surrey Lane Northwestwardly along the arc of a circle curving to the left having a radius of two thousand eight hundred eighty feet the arc distance of sixty feet to the first mentioned point and place of beginning.

BEING Lot No. 9.

TITLE TO SAID PREMISES IS VESTED IN Ernest R. Johnson by Deed from Betty P. Hinderliter, dated April 27, 2006 and recorded May 9, 2006 in Deed Book 05600, Page 0501.

Parcel Number: 59-00-16630-00-6.

Location of property: 313 Surrey Lane, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ernest R. Johnson** at the suit of Bank of America, N.A.
Debt: \$245,695.94.

Marc S. Weisberg, Attorney.

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

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

13-34206

ALL THAT CERTAIN lot or places of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Yerkes Engineering Company on February 4, 1959, as follows, to wit:

BEGINNING at a point on the Northwestwardly side of Swedesford Road, (U.S. Route #202) (one hundred feet wide) at the distance of three hundred ninety-six and sixty-nine one-hundredths feet Southwestwardly from the intersection of the Northwestwardly line of Swedesford Road and the center line of Brandywine Lane (projected); thence extending South seventy-two degrees, thirty-three minutes West (along the Northwestwardly side of Swedesford Road) sixty and three one-hundredths feet to a point; thence extending North fifteen degrees, forty minutes West, one hundred thirteen and sixty-five one-hundredths feet to a point; thence extending North seventy-four degrees, fifty-five minutes, thirty seconds East, sixty feet to a point; thence extending South fifteen degrees, forty minutes East, one hundred eleven and sixteen one-hundredths feet to the Northwesterly side of Swedesford Road, being the first mentioned point and place of beginning.

BEING the greater part of Lot #11, Plan of Brandywine Village.

BEING the same premises which Florence D. Hamaday, widow by Deed dated 4/25/2006 and recorded 6/5/2006 in Montgomery County in Deed Book 5603, Page 238 granted and conveyed unto Marie P. Dennis.

Parcel Number: 58-00-06151-00-1.

Location of property: 428 West DeKalb Pike, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marie P. Dennis** at the suit of Green Tree Servicing, LLC. Debt: \$187,800.87.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-34661

BEGINNING at a point on the Northeasterly side of Tyler Street (50.00 feet wide), in **Norristown Borough**, said point being measured North 46 degrees, 43 minutes West, 53.00 feet from the intersection of the Northeasterly side of Tyler Street with the Northwesterly side of Selma Street (50.00 feet wide); containing in front or breadth on the said side of Tyler Street 16.00 feet and extending of that width in length or depth northeastwardly between parallel lines at right angles to said Tyler Street, the Northwesterly and Southeasterly side lines passing through the party walls of this premises and the premises adjoining to the Northwest and Southeast, 75.95 feet to the Southeasterly side of Evans Alley (20.00 feet wide).

BEING Lot Number 33, on said plan.

BEING the same premises which Equity Partners Fund VIII, LLC, a Pennsylvania Limited Liability Company by Deed dated 7/16/2002 and recorded 7/18/2002 in Montgomery County in Deed Book 5416, Page 1753 granted and conveyed unto Carol James.

Parcel Number: 13-00-37160-00-6.

Location of property: 1227 Tyler Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carol James** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Company. Debt: \$75,017.78.

Alyk L. Ofazian, Attorney. I.D. #312912

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

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

13-35025

PARCEL A:

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 and recorded at Norristown in Deed Book 830, Page 600, as follows:

BEGINNING at a point at the middle line of Upland Avenue (40 feet wide) at the distance of 560 feet Southeastward from the middle line of Summer Avenue (40 feet wide) as the same extends Northeastward from the said middle line of Upland Avenue.

CONTAINING together in front on breadth on the said middle line of Upland Avenue 40 feet (each lot being twenty feet in front) and extending together in length or depth Northeastward between parallel lines at right angles to the said middle line of Upland Avenue, as follows. Lot 627 on the Northwest line thereof, 188.05 feet more or less on the Southwest line thereof 187.86 feet more or to line of land, now or formerly of Isaac Warner. Each lot having a breadth of 20 feet more or less on the rear line thereof.

BEING Lots 626 and 627 on the said plan.

PARCEL B:

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 and recorded at Norristown in Deed Book 830, Page 600, as follows:

BEGINNING at the middle line of Upland Avenue (40 feet wide) at the distance of 500 feet Southeastward from the middle line of Summer Avenue (40 feet wide) as the same extends Northeastward from the middle line of Upland Avenue.

CONTAINING together in front or breath on the said middle line of Upland Avenue sixty feet (each lot being twenty feet in front) and extending together in length or depth Northeastward between parallel lines at right angles to the said middle line of Upland Avenue, as follows: Lot 630 on the Northwest line thereof 188.61 feet more or less on the Southeast line thereof 188.42 feet more or less; Lot No. 629 on the Northwest line thereof 188.42 feet more or less and on the Southeast line thereof 188.24 feet more or less, and Lot No. 628 on the Northwest line thereof 188.24 feet more or less and on the Southeast line thereof 188.05 feet more or less, to line of land now or formerly of Isaac Warner. Lot No. 630 having a width of 20.01 feet more or less on the rear line thereof and Lots Nos. 629 and 628 each having a width of 20 feet more or less on the rear line thereof.

BEING Lots Nos. 630, 629 and 628 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Sigg and Joan P. Ardente a/k/a Joan F. Ardente by Deed from Zane R. Peterson and Elizabeth A. Peterson, dated November 30, 2005 and recorded April 27, 2006 in Deed Book 5598, Page 1656.

Parcel Number: 36-00-11170-00-8.

Location of property: 150 Upland Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael R. Sigg and Joan P. Ardente a/k/a Joan F. Ardente** at the suit of Household Finance Consumer Discount Company. Debt: \$460,258.83.

Jennifer L. Wunder, Attorney.

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

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

13-35046

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Final Plan of Winding Creek III, prepared by Systems Design Engineering, Inc., Consulting Engineers-Surveyors, dated 12/19/1988, with revisions through 8/31/1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 418, with later revisions through 2/1/1990, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac at, the terminus of Hillside Circle, a corner of this and Lot No. 76, as shown on said plan, which point is measured the 4 following courses and distances from a point of curve on the Northeasterly side of Star Drive (50 feet wide) as shown on said plan: (1) leaving Star Drive on the arc of a curve, curving to the right, in a Northwestwardly to Northeastwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Hillside Circle (50 feet wide); (2) North 36 degrees, 19 minutes, 20 seconds East along the Southeasterly side of Hillside Circle 218.77 feet to a point of curve at the entrance of the cul-de-sac at the terminus of Hillside Circle; (3) on the arc of a curve, curving to the right in a Northeastwardly direction, having a radius of 15.00 feet, the arc distance of 13.62 feet to a point on the cul-de-sac at the terminus of Hillside Circle; and (4) along said cul-de-sac at the terminus of Hillside Circle on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 50.00 feet the arc distance of 57.20 feet to a point a corner of Lot No. 78, as shown on said plan; thence extending North 09 degrees, 55 minutes, 40 seconds East along line of Lot No. 78, 212.66 feet to a point a corner in line of Lot No. 51 as shown on said plan; thence extending South 56 degrees, 03 minutes, 25 seconds East along line of Lot No. 51 and Lot No. 52, as shown on said plan, 237.84 feet to a point a corner in line of Lot No. 53, as shown on said plan; thence extending South 37 degrees, 50 minutes, 35 seconds West along line of Lot No. 53, 100.00 feet to a point, a corner of Lot No. 76 as shown on said plan; thence extending South 75 degrees, 28 minutes, 35 seconds West along line of Lot No. 76, 137.23 feet to a point a corner on the Northeasterly side of the cul-de-sac at the terminus of Hillside Circle, the first mentioned point and place of beginning.

BEING Lot No. 77, as shown on said plan.

BEING the same premises which Ralph R. Ritter, Jr. and Patricia A. Ritter, husband and wife, by Deed dated November 13, 2003 and recorded in the Montgomery County Recorder of Deeds Office on January 20, 2004 in Deed Book 05491, Page 0315 as Deed Instrument No. 2004010736, granted and conveyed unto Theresa Maylath.

Parcel Number: 32-00-02841-06-1.

Location of property: 40 Hillside Circle, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **United States of America and Theresa Maylath** at the suit of U.S. Bank National Association, as Trustee Relating to Chevy Chase Funding LLC Mortgage Backed Certificates, Series 2006-2. Debt: \$309,148.65.

Bradley J. Osborne, Attorney.

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

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

13-35047

ALL THAT CERTAIN brick message and tenement and lot or piece of ground, hereditaments and appurtenances, situate on the North side of Beech Street, East of Grant Street, in the 7th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey of Ralph E. Shaner, Engineer, of December 17, 1942, as follows:

BEGINNING at a point on the North side of Beech Street, 120 feet Eastwardly from the Northeast intersection of Grant and Beech Streets; thence South 74 degrees, 50 minutes East, 29 feet, 9 inches to a point, a corner of this and land formerly of William E. Fiss or (Fizz), otherwise known as William M. Fizz, deceased, and now about to be conveyed to William M. Fizz and Eva G. Fizz, his wife; thence North 5 degrees, 10 minutes East, 135 feet, passing in part of said course and distance through the middle of a division or partition wall dividing this and premises to the East to a point in the Southerly line of Spruce Alley; thence North 74 degrees, 50 minutes West, 30 feet, 3 inches to Lot No. 198 in Mintzers Plan of Lots; thence South 15 degrees, 10 minutes West, 135 feet to the point and place of beginning.

BEING Lot No. 199 in Mintzers Plan of Lots.

BEING the same premises which Curtis L. Sanders and Lisa D. Sanders, by Deed dated August 8, 2007 and recorded in the Montgomery County Recorder of Deeds Office on September 5, 2007 in Deed Book 5663, Page 566, granted and conveyed unto Michael C. Rohlfing and Nicole M. Custer.

Parcel Number: 16-00-01764-00-2.

Location of property: 717 Beech Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael C. Rohlfing and Nicole M. Custer** at the suit of Bank of America, N.A. Debt: \$122,692.64.

Bradley J. Osborne, Attorney.

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

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

13-35054

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows:

BEGINNING at a point in the middle line of Edgely Avenue (40 feet wide) at the distance of 440 feet Southwestward from the middle line of Upland Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Edgely Avenue 60 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northwestward between lines parallel with the said middle line of Upland Avenue 130 feet.

BEING Lots Nos. 899, 900 and 901 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Trafford and Jill Trafford, by Deed from Robert J. Coffey, a/k/a, Robert Coffey, dated 08/30/2004, recorded 09/28/2004 in Book 5526, Page 2715.

Parcel Number: 36-00-04060-00-8.

Location of property: 314 Edgely Avenue a/k/a 314 Edgely Avenue, Horsham, PA 19044-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark A. Trafford a/k/a Mark Anthony Trafford and Jill Trafford a/k/a Jill Cheryl Gordon a/k/a Jill Cheryl Jones** at the suit of Pennymac Corp. Debt: \$230,605.88.

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.

13-35566

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

BEGINNING at a point on the Southeasterly side of George Street at the distance of 316.00 feet measured Northeastwardly from the East corner of Oak and George Streets, at a corner of this and lot of Susan S. Smith; thence along said lot Southeastwardly 100.00 feet to an alley (laid out 20.00 feet wide); thence along said alley Northeastwardly 20.00 feet to a point, a corner of this and lot of Marzell Wassmer; thence by said lot passing through the middle of the partition wall between this house and the house of said Wassmer Northwestwardly 100.00 feet to the Southeasterly side of George Street; thence along said side of George Street Southwestwardly 20.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski, by Deed from Scott Mendelsohn and Irving Askow, dated 03/20/2007, recorded 03/29/2007 in Book 5641, Page 384.

Parcel Number: 13-00-13176-00-5.

Location of property: 732 George Street, Norristown, PA 19401-3731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski and The United States of America c/o The United States Attorney for the Eastern District of PA** at the suit of Green Tree Servicing, LLC. Debt: \$77,683.94.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-35664

TRACT NO. 1

ALL THAT CERTAIN lot of land the brick message thereon erected, situate on the North side of Sembling Avenue in the Sixth Ward of **Pottstown Borough**, East of Price Street tract, bounded, and described, as follows, to wit:

BEGINNING at a point thirty (30) feet East of the East line of Price Street, a corner of this and Lot No. 47; thence Northwardly along said Lot No. 47, one hundred and five (105) feet to a ten feet wide alley; thence Eastwardly along the same forty-five (45) feet to a corner of this and other land of Henry J. Strunk; thence Southwardly along the same one hundred and five (105) feet to the North line of Sembling Avenue aforesaid passing in part of said course and distance through the middle of the brick division or partition wall of this and brick message immediately adjoining to the East of said Henry J. Strunk; thence Westwardly along the North side of Sembling Avenue forty-five (45) feet to the place of beginning.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of land, situate **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Sembling Avenue, in the Sixth Ward of Pottstown, aforesaid, being known and designated as Lot No. 47 in plan of lots called Highland View which plan is recorded at Norristown, Pennsylvania, in Deed Book No. 598, Page 500, bounded and described, as follows, to wit:

BEGINNING at the North side of Sembling Avenue at the intersection with Price Street and running Eastwardly thirty (30) feet; thence running Southwesterly between Price Street on the West and Lot No. 48, on the East of even width, one hundred and five (105) feet to an alley containing three thousand one hundred and fifty square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Olive B. Mason by Deed from David E. Moss, dated March 18, 2005 and recorded April 6, 2005 in Deed Book 05549, Page 0505.

Parcel Numbers: 16-00-25412-00-6 and 16-00-25416-00-2.

Location of property: 1105 and 1107 Sembling Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Olive B. Mason** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-2. Debt: \$181,154.58.

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.

13-35894

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, "Valley Green Estates" prepared for Pat Sparango, Inc. prepared by Bernard Spector, Professional Engineer, dated 11-2-78, last revised 2-26-79, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-36, Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Northwestern side of Sprango Lane (50 feet wide) which point is at the arc distance of 21.86 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 Southwesterly side of Anthony Drive (50 feet wide); thence extending from said point of beginning along the said Northwestern side of Sprango Lane, the two following courses and distances, viz: (1) extending South 49 degrees, 04 minutes, 39 seconds West, the distance of 189.30 feet to a point of curve; and (2) thence extending on the arc of a curve, curving to the left, having a radius of 600.00 feet the arc distance of 19.94 feet to a point, a corner of Lot Number 34, as shown on said plan; thence extending North 42 degrees, 49 minutes, 36 seconds West, along Lot Number 34 the distance of 201.02 feet to a point; a corner of Lot Number 36, as shown on said plan; thence extending North 55 degrees, 35 minutes, East along Lot Number 36, the distance of 250.55 feet to a point on the said Southwesterly side of Anthony Drive; thence extending South 34 degrees, 35 minutes, 00 seconds East, along the said side of Anthony Drive, the distance of 159.92 feet to a point of curve on the same; thence leaving the said Southwesterly side of Anthony Drive, on the arc of a curve, curving to the right, having a radius of 15.00 feet the arc distance of 21.86 feet to a point of tangent on the said Northwestern side of Sprango Lane, being the first mentioned point of tangent and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

UNDER AND SUBJECT to agreements and restrictions of record.

BEING the same premises which George L. Milyiori and Lenora Milyiori, his wife, by Deed dated 11/11/1983 and recorded 02/13/1984 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4554, Page 0561, granted and conveyed unto Hea Sook Park.

Parcel Number: 49-00-11792-32-7.

Location of property: 302 Anthony Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hea Sook Park** at the suit of U.S. Bank National Association. Debt: \$764,402.25.

Jill Manuel-Coughlin, Attorney. I.D. #63252

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

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

13-36508

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Ninth Ward, in **Pottstown Borough**, in the County of Montgomery, in the State of Pennsylvania, and bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania, on July, 1953 and developed by Pottsgrove Manor, Inc., and known and designated as Lot No. 132 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, on December 8, 1953, in Plan Book A-I, as follows, to wit:

BEGINNING at a point on the North side of West Chestnut Street (50 feet wide) which point is measured the two following courses and distances from a point on the West side of Gable Avenue (50 feet wide), viz: (1) along a line curving to the right having a radius of 70 feet, the arc distance of 109.96 feet to a point of tangent on the North side of West Chestnut Street; and (2) North 63 degrees, 39 minutes West, 355 feet to a point and place of beginning, a corner of Lot #131 on said plan; thence extending from said beginning point still along the North side of West Chestnut Street North 63 degrees, 39 minutes West, 55 feet to a point, a corner of Lot #133 on said plan; thence extending along the same North 26 degrees, 21 minutes East, 100 feet to a point, a corner on the center line of a 10 foot wide utility easement; thence extending along said center line south 63 degrees, 39 minutes East, 55 feet to a point; a corner of Lot #131 aforesaid; thence extending along line of the same South 26 degrees, 21 minutes West, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dunsmore M. Hendrickson, Sr., by Deed from Dunsmore M. Hendrickson, Sr. (incorrectly stated as Dunsmore Hendrickson), dated 07/24/2008, recorded 11/20/2008 in Book 5714, Page 2040.

Parcel Number: 16-00-06604-00-4.

Location of property: 313 West Chestnut Street, Pottstown, PA 19464-6407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dunsmore M. Hendrickson, Sr.** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$196,010.49.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

13-36630

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenement thereon erected, situate in the **Lower Merion Township**, County of Montgomery, State of Pennsylvania described according to a survey thereof made by Wm. M. Reeder, Registered Engineer dated October 22, 1940, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Yarmouth Road (40 feet wide) at the distance of 180.10 feet measured South 61 degrees, 12 minutes, 32 seconds West from its intersection with the Southwesterly side of Arden Road (40 feet wide); thence extending South 28 degrees, 47 minutes, 28 seconds East, 110 feet to a point; thence extending South 61 degrees, 12 minutes, 32 seconds West, 50.44 feet to a point; thence extending North 33 degrees, 21 minutes, 13 seconds West, 110.35 feet to a point in the said Southeasterly side of Yarmouth Road; and thence extending North 61 degrees, 12 minutes, 32 seconds East along said side of Yarmouth Road 59.22 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Germame Shiffraw Sahle and Christina U. Lidbeck, husband and wife given by Jo Ann Pelogi, by her Attorney in Fact, Michael L. Pelosi, dated 05/29/1996, recorded 06/06/1996, in Book 085150, Page 1725.

Parcel Number: 40-00-69180-00-8.

Location of property: 1306 Yarmouth Road, Wynnewood, PA 19096-3641.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Germame Shiffraw Sahle and Christina U. Lidbeck** at the suit of Nationstar Mortgage, LLC. Debt: \$243,119.15.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

14-00056

ALL THAT CERTAIN message and lot or piece of land, situate in the West Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, known as 118 Chestnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Chestnut Street, at a corner of this and lot of land belonging to formerly Samuel Slean, now Henry Wise Estate, which said point of beginning is 160 feet East of the Southeast corner of York and Chestnut Streets; thence by land of the said Henry Wise Estate; Southwardly, 150 feet more or less to a point, a corner of this and tract of land belonging to Carrie Festermacher Estate; thence by the same, Eastwardly 20 feet to a point a corner of this and land of Edmund Kerper; thence by the same Northwardly, 150 feet more or less to the South side of Chestnut Street, aforesaid; thence by the same Westwardly 20 feet to the point or place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain alley used as a passageway, between the premises herein conveyed and those adjoining on the East to wit: the premises of Samuel Kerper, in common with the owners, tenants and occupiers of the said Edmund Kerper premises (which said alley was laid out on or before April 1, 1888 and encroaches equally upon the premises herein conveyed and that of said Edmund Kerper, said alley extending Southwardly from the said South side of Chestnut Street, aforesaid, in width, 4 feet more or less and in length or depth, 30 feet more or less to a point), the said free and common use, right, liberty and privilege herein granted to the said Grantee, her heirs and assigns being subject however to the free and common use, right, liberty and privilege of the said alley in and on the part of the said Edmund Kerper, his heirs and assigns, forever.

BEING the same premises which C. Roy Mest and Phyllis M. Mest, his wife, by Indenture bearing date 3/31/2005 and recorded 4/7/2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5549, Page 1398 etc., granted and conveyed unto John J. Ragg, in fee.

TITLE TO SAID PREMISES IS VESTED IN Susan M. King, by Deed from John J. Ragg, dated 09/26/2007, recorded 10/05/2007 in Book 5667, Page 2038.

Parcel Number: 16-00-05436-00-2. Map #16014 023.

Location of property: 118 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan M. King** at the suit of Federal National Mortgage Association. Debt: \$120,495.68 plus interest to sale date.

Heather Riloff, Attorney.

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

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

14-00461

ALL THOSE CERTAIN lots or pieces of land, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lot Nos. 31, 32, 33, 34 and 35 in Section 'D' on Plan of Lots known as 'Fairview Terrace' as recorded in Deed Book 877, Page 600 and bounded and described in accordance with survey and plan thereof made by John V. Hoey, dated 4/5/1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street, 50 feet wide, at the distance of 200 feet Northeasterly from the point of intersection of the said side of Church Street with the Northeasterly side of Cherry Street, 40 feet wide; thence along land of Counties Gas and Electric Company, North 24 degrees, 54 minutes West, 191.5 feet to a point on the Northwesterly side of Coates Alley, 20 feet wide; thence along the said side thereof North 67 degrees, 40 minutes East, 125 feet to a point a corner of land of Alfred Wood, Jr. and Rose Wood, his wife, of which this was a part; thence along the same South 24 degrees, 54 minutes East, 191.5 feet to a point on the Northwesterly side of Church Street, aforesaid; thence along the said side thereof South 67 degrees, 40 minutes West, 125 feet to the place of beginning.

BEING the same premises which Augustine Francis Thomas and Joan Elaine Thomas, his wife by Deed dated 10/30/1967 and recorded 10/31/1967 in Montgomery County in Deed Book 3490, Page 962 conveyed unto Bolick J. Roszko and Antoinette L. Roszko, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Paul Jeffrey Jones, Jr., by Deed from Nancy L. Jones, Executrix Under the Will of Bolick J. Roszko, deceased, dated 03/15/2013, recorded 03/25/2013 in Book 5867, Page 1925.

Parcel Number: 58-00-03451-00-1. Map #58076 026.

Location of property: 487 Church Street a/k/a 486 Coates Lane, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul Jeffrey Jones, Jr.** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$188,180.39 plus interest to sale date.

Heather Riloff, Attorney.

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

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

14-00631

The following described property:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, hereditaments and appurtenances, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, being a Plan of Clover Leaf Apartments, dated 2/7/1970 and last revised 9/19/1970, made, by Ralph E. Shaner Engineering Company, Pottstown, Pennsylvania recorded at Norristown, Pennsylvania in Plan Book A-18, Page 10, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Jay Street (50 feet wide) which point is measured North 37 degrees, 39 minutes East, 444.63 feet from a point of curve, which last mentioned point of curve is measured along the arc of a circle curving to the right, having a radius of 10 feet, the arc distance of 11.52 feet from a point on the Northeast side of North Vine Street (50 feet wide); thence extending from said point of beginning along said side of Jay Street, North 37 degrees, 39 minutes East, 37.14 feet to a point; thence extending South 52 degrees, 21 minutes East, 140 feet to a point; thence extending South 52 degrees, 21 minutes East, 140 feet to a point on the Southwest side of a 20 feet wide alley; thence extending along the same, South 37 degrees, 39 minutes West, 36 feet to a point, a corner of Lot No. 21; thence extending along the same passing in part through the middle of a partition wall of this house and the one adjoining North 52 degrees, 21 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on the above mentioned plan.

BEING the same premises which Kathryn A. Ryan by Deed dated 12/15/2006 and recorded 12/22/2006 in Montgomery County in Deed Book 5630, Page 295 granted and conveyed unto Pamela Bucsok.

Parcel Number: 64-00-02827-50-2.

Location of property: 116 Jay Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Pamela Bucsok** at the suit of Lakeview Loan Servicing, LLC. Debt: \$125,783.32.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-00682

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

BEGINNING at a point on the Northeast side of Basin Street at the distance of 100 feet Westerly from Willow Street, at a point in a 5 feet wide alley laid out by Anthony Richardson for the use of this and his adjoining premises said point being at the distance of 3 feet Westwardly from the Eastwardly side of said alley; thence by said Anthony Richardson's other land at right angles to said Basin Street and along said alley Northeasterly 110 feet to a corner of Lot No. 249; thence along the rear end of said Lot No. 249, Westerly 20 feet to Lot No. 247 and along the same, Southwesterly at right angles to said Basin Street 110 feet to Basin Street, and along the same Easterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Bradley Dale Weldon**, by Deed from Robert Perry and Harry Scott, dated 11/15/2005, recorded 12/02/2005 in Book 5581, Page 1702.

Parcel Number: 13-00-04108-00-1.

Location of property: 13 East Basin Street, Norristown, PA 19401-3807.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of Santander Bank, N.A. Debt: \$62,145.70.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

14-00823

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

BEGINNING at a point in the center line of Mildred Avenue (40 feet wide) said point being at the distance of 1,124 feet measured North 42 degrees, 09 minutes, 30 seconds East from an angle point in the center line of Mildred Avenue, said angle point being at the distance of 79.58 feet measured South 47 degrees, 50 minutes, 30 seconds East from the intersection which the center line of Easton Road (50 feet wide); thence along the Northwesterly side of Lot #39 North 47 degrees, 50 minutes, 30 seconds West, 158.27 feet to a point; thence North 40 degrees, 34 minutes, 30 seconds East, 25.01 feet to a point; thence through the middle of Lot #38 South 47 degrees, 50 minutes, 30 seconds East passing through a party wall of a twin house 158.96 feet to a point in the aforementioned center line of Mildred Avenue; thence along the same South 42 degrees, 09 minutes, 30 seconds West, 25 feet to the place of beginning.

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

BEING the same premises which Jonathan P. Wolf and Michelle Wolf, husband and wife by Deed dated 05/18/2007 and recorded 07/09/2007 in the Montgomery County Recorder of Deeds Office in Deed Book 5654, Page 990, granted and conveyed unto George E. Patterson, Jr., in fee.

Parcel Number: 30-00-43436-00-4.

Location of property: 1244 Mildred Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **George E. Patterson a/k/a George E. Patterson, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$213,447.32.

Thomas Puleo, Attorney. I.D. #27615

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

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

14-00826

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 Commonwealth of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on August 17, 1951, as follows, to wit:

BEGINNING at a point on the Southwest side of Silver Avenue (50 feet wide) which point is measured South 45 degrees, 52 minutes, 15 seconds East, 95.37 feet from a point which is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.04 feet from a point on the Southeast side of Division Avenue (45 feet wide).

CONTAINING in front or breadth on the said Silver Avenue, 53 feet and extending on that width in length or depth Southwest between parallel lines at right angles to the said Silver Avenue, 115 feet.

BEING all of Lot No. 15, Section H and the Northwest 3 feet of Lot No. 16, Section H, Silver Avenue.

TITLE TO SAID PREMISES IS VESTED IN Brian McCloskey and Cristina M. Freese, as Joint Tenants with the Right of Survivorship, by Deed from John J. Siliquini, Jr., dated 01/28/2003, recorded 03/05/2003 in Book 5448, Page 1056.

Parcel Number: 59-00-16030-00-3.

Location of property: 304 Silver Avenue, Willow Grove, PA 19090-2838.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian McCloskey and Cristina M. Freese** at the suit of Santander Bank, N.A. Debt: \$136,500.22.

John Michael Kolesnik, Attorney, I.D. #308877

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

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

14-00841

ALL THAT CERTAIN frame message or tenement and lot or piece of land known as 438 Chestnut Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded limited and described, as follows, to wit:

BEGINNING on the South side of Chestnut Street at a corner of this and land now or late John G. Miller; thence Westwardly along said Chestnut Street feet (20') to land now or late of Reuben Geist; thence Southwardly along said land one hundred forty feet (140') to a twenty feet (20') wide alley; thence Eastwardly along said alley twenty feet (20') to lands of the aforesaid John G. Miller; thence Northwardly along said lands and thru the middle of the dividing wall of a double frame house one hundred forty feet (140') to the place of beginning.

BEING the same premises which Robert J. Marshall and Christina Marshall, husband and wife by in Indenture dated 03-07-05 and recorded 04-01-05 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5548, Page 2092, granted and conveyed unto Robert J. Marshall and Christina Marshall, husband and wife, and Jeff Clark and Lisa Clark, husband and wife, as Tenants in Common and not as joint Tenants With Right of Survivorship.

Parcel Number: 16-00-05632-00-4.

Location of property: 438 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Mark T. Rechkemmer** at the suit of First Niagara Bank, N.A. Debt: \$78,120.94.

Jeffrey G. Trauger, Attorney.

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

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

14-00894

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner of Old York Road and Spring Avenue, **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated June 29, 1973 and recorded on July 2, 1973 in Deed Book 3874, Page 161 and Amendment to said Declaration dated October 23, 1973 and recorded on December 19, 1973 in Deed Book 3911, Page 123; and a Second Amendment to said Declaration dated July 25, 1978 and recorded on April 30, 1979 in Deed Book 4405, Page 461; and a Third Amendment to said Declaration dated May 1, 1980 and recorded August 25, 1980 in Deed Book 4554, Page 341; and a Fourth Amendment to said Declaration dated April 2, 1982 and recorded April 28, 1982 in Deed Book 4683, Page 709; and a Fifth Amendment to said Declaration dated August 6, 1986 and recorded August 12, 1986 in Deed Book 4809, Page 330 and Declaration Plan dated February 22, 1973 and recorded July 2, 1973 in Condominium Plan Book 2, Page 1, Pages 1 and 2 thereof revised December 12, 1973 and recorded December 19, 1973 in Condominium Plan Book 2, Pages 44 and 45; and Page 9 thereof revised July 25, 1978 and recorded April 20, 1979 in Condominium Plan Book 6, Page 49 thereof, revised August 9, 1979 and recorded August 25, 1979 in Condominium Plan Book 8, Pages 32 and 33; and a Code of Regulations dated June 29, 1973 and recorded July 2, 1973 in Deed Book 3874, Page 190 and First Amendment thereto dated 12/19/1973 and recorded in Deed Book 3911, Page 151, and a Second Amendment thereto dated 12/19/1973 and recorded in Deed Book 3915, Page 4 and a further amendment thereto dated 4/2/1982 and recorded in Deed Book 4683, Page 705; and Fourth Amendment thereto dated July 1, 1986 and recorded August 12, 1986 in Deed Book 4809, Page 324, and a Fifth Amendment thereto

dated May 12, 1987 and recorded July 6, 1987 in Deed Book 4843, Page 506, and a Sixth Amendment thereto dated October 5, 1987 and recorded November 18, 1987 and recorded in Deed Book 4857, Page 1838, and a Seventh Amendment thereto dated 11/14/1988 and recorded 2/7/1989 in Deed Book 4902, Page 292, being and designated on Declaration Plan as Unit 711-B as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration), as amended.

TITLE TO SAID PREMISES IS VESTED IN Yun K. Kim, by Deed from Aaron Richman, dated 04/07/2007, recorded 04/26/2007 in Book 5644, Page 02471.

Parcel Number: 31-00-30007-07-6.

Location of property: 7900 Old York Road, Apartment 711B a/k/a 7900 Old York Road, Unit 711-B, Elkins Park, PA 19027-2337.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yun K. Kim** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$72,768.38.

John Michael Kolesnik, Attorney. I.D. #308877

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

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

14-01055

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Cobblestone East, made by James H. Strothers, Associates, Sellersville, Pennsylvania, dated 6/4/1979 and last revised 1/28/1980, as follows, to wit:

BEGINNING at a point on the Northwestern side of Hertford Drive (30 feet wide) said point of beginning being a corner of Lot 1 on said plan; thence extending from said point of beginning and along Lot 3 North 40 degrees, 00 minutes, 00 seconds West, 146.74 feet to a point in line of lands now or late of Hilgner; thence extending along the same North 44 degrees, 00 minutes, 00 seconds East, 51.00 feet to a point, a corner of Lot 3 on said plan, also being the center of a 20 feet wide storm center easement; thence extending along Lot 3 and through the bed of the aforementioned easement, South 46 degrees, 00 minutes, 00 seconds East, 150.00 feet to a point on the Northwestern side of Hertford Drive, aforesaid; thence along the same South 44 degrees, 00 minutes, 00 seconds West, 8.19 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 125.00 feet, the arc distance of 12.48 feet to a point of tangent; thence extending along the same South 19 degrees, 43 minutes, 11 seconds West, 30.53 feet to the point and place of beginning.

BEING Lot 2 on said plan.

BEING the same premises which Jennifer L. Panoc, by Deed dated November 7, 2007 and recorded in the Montgomery County Recorder of Deeds Office on November 13, 2007 in Deed Book 5671, Page 2063, granted and conveyed unto William K. Brook, Jr. and Kathryn Anna Brook.

Parcel Number: 35-00-04757-51-8.

Location of property: 714 Hertford Drive, Hatfield, PA 19440.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William K. Brook, Jr. and Kathryn Anna Brook** at the suit of Nationstar Mortgage, LLC. Debt: \$239,064.92.

Bradley J. Osborne, Attorney.

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

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

14-01318

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a survey and plan thereof made, dated the 8th day of August, A.D. 1930, as follows, to wit:

BEGINNING on the Northeasterly side of Cheltenham Avenue (to be legally) opened and dedicated 61.50 feet wide at the distance of 312 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 said Cheltenham Avenue 24 feet, and extending of that width in length or depth Northeasterly between parallel lines at right angles to said Cheltenham Avenue 102 feet to the center line of Oak Drive, 12 feet wide, which extends Southeastwardly from the said Cedar Lane to Easton Road.

BEING the same premises which David Curry, by Deed dated 12/28/2007 and recorded 1/22/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5679, Page 1618, granted and conveyed unto Marcus Curry, as Sole Owner.

Parcel Number: 31-00-05605-00-7.

Location of property: 1709 West Cheltenham Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcus Curry** at the suit of RBS Citizens, N.A. Debt: \$158,241.43.

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.

14-01333

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Ashbourne Estates, made for Stratford Development Company, by George E. Mebus, Inc., Engineers, Glenside, Pennsylvania, dated June, 1955 which plan is recorded in Plan Book A-2, Page 75, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rolling Green Road (50 feet wide) at the distance of 5 feet measured South 19 degrees, 50 minutes, 59 seconds East from a point of curve in the same, which point of curve is at the arc distance of 139.92 feet measured on the arc of a circle curving to the right in a Southeasterly direction having a radius of 125 feet from a point of tangent in the same, which point of tangent is at the distance of 217.76 feet measured South 83 degrees, 49 minutes, 59 seconds East from another point of curve in the same, which point of curve is at the arc distance of 50.56 feet measured on the arc of a circle curving to the right in a Southeasterly direction having a radius of 25 feet from a point of tangent on the Northeasterly side of Jenkintown Road (41.5 feet wide); thence extending from said point of beginning along said side of Rolling Green Road, South 19 degrees, 50 minutes, 59 seconds East, 100 feet to a point in line of Lot No. 27 on said plan; thence extending along the same South 70 degrees, 9 minutes, 1 second West, 150 feet to a point in line of Lot No. 22 on said plan; thence extending along the same and partly along line of Lot No. 23 on said plan, North 19 degrees, 50 minutes, 59 seconds West, 100 feet to a point in line of Lot No. 25 on said plan; thence extending along the same North 70 degrees, 9 minutes, 1 second East, 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maria Ghuman and Jagdish Ghuman, by Deed from Jagdish Ghuman and Maria Ghuman, h/w and Mohammad Chughtai, by his Power of Attorney Jagdish Ghuman, dated 07/13/2005, recorded 09/15/2005 in Book 5571, Page 292.

Parcel Number: 31-00-23587-00-7.

Location of property: 7942 Rolling Green Road, Cheltenham, PA 19012-1710.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria Ghuman** at the suit of Santander Bank, N.A. Debt: \$245,840.36.

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

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

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

14-02464

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of Melmar made by Charles E. Shoemaker, Inc., dated May 8, 1980 and revised July 1, 1980, said plan being recorded in the Office of the Recorder of Deeds in and for Montgomery County in Norristown, Pennsylvania in Plan Book A-41, Page 33, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac (of irregular width) known as Ames Circle, said point of beginning being a corner of Lot 5 as shown on the above mentioned plan; thence extending from said point of beginning along the last mentioned lot, South 75 degrees, 55 minutes, 05 seconds East, 235.18 feet to a point in line of land now or late of Albert and Lorraine Landes; thence extending partially along the same and partially along lands now or late of Paul and Barbara Aronobitz, South 45 degrees, 50 minutes West, 311.66 feet to a point, a corner of Lot 7 as shown on the above mentioned plan; thence extending along the same, North 12 degrees, 15 minutes, 05 seconds West, 235.70 feet to a point on the Southeasterly side of Ames Circle; thence extending along the same on the arc of a circle curving to the left having a radius of 60 feet, the arc distance of 66.68 feet to the first mentioned point and place of beginning.

BEING Lot 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Iouro Martchenko, by Deed from Darin Bacharach and Stephanie Bacharach, his wife, dated 06/04/1996, recorded 07/01/1996 in Book 5152, Page 1326.

Parcel Number: 30-00-00759-10-2.

Location of property: 284 Ames Circle, Huntingdon Valley, PA 19006-7976.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Iouro Martchenko a/k/a Iori Martchenko** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, N.A. Debt: \$517,020.75.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-02593

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated December 21, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jackson Avenue (forty feet wide) said point being at the distance of fifty feet Southwestwardly measured along the Southeasterly side of Jackson Avenue from its point of intersection with the Southwesterly side of Spear Avenue (forty feet wide); thence extending from said point of beginning South forty-three degrees, twenty-five minutes East, one hundred fourteen and three one-hundredths feet to a point; thence extending South forty-six degrees, forty-six minutes West, fifty feet to a point; thence extending

North forty-three degrees, twenty-five minutes West, one hundred thirteen and eighty-seven one-hundredths feet to a point on the Southeasterly side of Jackson Avenue, aforesaid; thence extending North forty-six degrees, thirty-five minutes East along the Southeasterly side of Jackson Avenue fifty feet to the first mentioned point and place of beginning.

BEING all of Lots Numbers 883 and 884, and the Southwesternmost one-half of Lot Number 882 as shown on a Certain Plan known as Ferguson's North Glenside No. 2.

TITLE TO SAID PREMISES IS VESTED IN Stephen E. Carlson and Elaine H. Carlson, his wife, by Deed from Ricci D. Ponti and Catherine A. Ponti, his wife, dated 08/28/1985, recorded 09/16/1985 in Deed Book 4778, Page 1491.

Parcel Number: 30-00-32880-00-3.

Location of property: 777 Jackson Avenue, Glenside, PA 19038-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen E. Carlson a/k/a Stephen E. Carlson, Sr. and Elaine H. Carlson** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$20,655.03.

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.

14-02598

ALL THAT CERTAIN frame dwelling known as No. 311 North Fifth Avenue and lot or piece of land thereunto belonging situate upon the Southwesterly side of North Fifth Avenue between Oak and Spruce Streets in the Third Ward of **Royersford Borough**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey thereof made December 2, 1950 by Francis W. Wack, R.S. Schwenksville, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of the aforesaid North Fifth Avenue at the distance of 110.79 feet Northwesterly from the point of intersection of the center line of said North Fifth Avenue with the center line of Oak Street, a corner of land formerly of Arthur L. Bieber and Mary Z. Bieber, his wife, known as No. 309 North Fifth Avenue; thence by the same and passing in part through a party wall separating No. 309 North Fifth Avenue and the herein conveyed premises, and passing through an iron pin set on the curb line of said Fifth Avenue South 49 degrees, West 236.02 feet to an iron pin, a corner of land now or late of Cann & Saul Steel Company; thence by same North 43 degrees, 2 minutes West, 17.63 feet to an old iron pin, a corner of now or late lands of Carsmieri Waitkiavious; thence by the same North 49 degrees, East 236.9 feet to a point in the center line of North Fifth Avenue, aforesaid and passing over an iron pin set on the curb line of said Fifth Avenue; thence is and along the center line of said Fifth Avenue South 41 degrees, East 17.62 feet to a point in the center line of said Fifth Avenue, the place of beginning.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES IS VESTED IN James E. Getzey, unmarried, by Deed from James E. Getzey, surviving spouse of Vicki Getzey, dated 09/20/2006, recorded 10/18/2006 in Book 5620, Page 1268.

Parcel Number: 19-00-01204-00-1.

Location of property: 311 North 5th Avenue, Royersford, PA 19468-2008.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James E. Getzey** at the suit of First Horizon Home Loans, a Division of First Tennessee Bank National Association. Debt: \$109,395.95.

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

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

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

14-02600

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Section 1-B, Lots 100 to 185, Sawmill Valley made by Tri-State Engineers and Land Surveyors, Inc., dated 9/6/1977, as follows, to wit:

BEGINNING at a point on the Northwesterly side of a cul-de-sac (of irregular width) as the terminus of Log Pond Drive said point also being a point a corner of Lot No. 166 as shown on the above mentioned plan; thence extending along Lot No. 166 as shown on the above mentioned plan North 7 degrees, 00 minutes, 14 seconds West crossing a certain buffer easement 201.92 feet to a point a corner of lands now or late of Wayne B. Youngers; thence extending along the aforesaid lands and also lands now or late of Charles J. Ollinger South 49 degrees, 26 minutes, 40 seconds East, 126 feet to a point a corner of Lot No. 168 as shown on the above mentioned plan; thence extending along Lot No. 168 as shown on the above mentioned plan the two following courses and distances: (1) South 36 degrees, 33 minutes, 8 seconds West crossing the aforementioned Buffer Easement 97.41 feet to a point; and (2) South 4 degrees, 27 minutes, 19 seconds West, 40.14 feet to a point of curve on the Northeasterly side of the aforementioned cul-de-sac; thence extending along the same on the arc of a circle to the left having a radius of 50 feet the arc distance of 10 feet to a point of curve on the Northwesterly side of the aforementioned cul-de-sac, said point also being the first mentioned point and place of beginning.

CONTAINING in area 8,128.51 square feet, more or less.

BEING Lot No. 167 as shown on the above mentioned plan.

TOGETHER with the use of a certain Perpetual Pedestrian easement over Lot 166 for the purposed of access to and from Lot No. 167, as follows:

ALL THAT CERTAIN strip of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of Section I-B Lots 100 - 185 Sawmill Valley made by Tri-State Engineers and Land Surveyors, as follows, to wit:

BEGINNING at an interior point a corner in the common line dividing Lots 166 and 167, said point being measured along the common line dividing the said Lots 166 and 167, North 7 degrees, 0 minutes, 14 seconds West, 57.73 feet from a point a common front corner of the said Lots 166 and 167 on the Northerly side of Log Pond Drive; thence from the said point of beginning and partially and partially passing through Lot 166 North 53 degrees, 26 minutes, 42 seconds West, 9.72 feet to a point a corner; thence continuing through the said Lot No. 166 North 36 degrees, 33 minutes, 8 seconds East, 10.22 feet to a point a corner in line of Lot No. 167, thence along line of the said Lot No. 167 South 7 degrees, 0 minutes, 14 seconds East, 14.11 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Susan A. Corley, by Deed from Sean Armstrong and Sabine Armstrong, dated 10/21/2002, recorded 11/06/2002 in Book 5432, Page 2467.

Parcel Number: 36-00-06987-14-1.

Location of property: 20 Log Pond Drive, Horsham, PA 19044-1979.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan A. Corley** at the suit of Wells Fargo Bank, N.A. Debt: \$201,899.64.

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

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

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

14-02904

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

BEGINNING at a stake on the Southeasterly side of Buttonwood Street at the distance of 325 feet Northeasterly from Airy Street, the corner of this and land now or formerly of Samuel H. Zimmerman; thence along said land at right angles to the said Buttonwood Street and passing through the middle of the partition wall of this and the adjoining house now or formerly of the said Samuel H. Zimmerman, Southeasterly 170 feet to a point, of the Northwest side of Hurst Alley; thence extending along said side of said Alley, Northeasterly 25 feet to a point, a corner of this and land now or late of Charles A. Thomas; and thence along said land Northwesterly 170 feet to the Southeast side of Buttonwood Street aforesaid; thence extending along said side of said Buttonwood Street, Southwesterly 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John R. Baum and Bunne L. Baum by Deed from Geno Pellechio dated 8/19/2011 and recorded on 8/22/2011 in the Montgomery County Recorder of Deeds in Instrument No. 2011071190, Book 5810, Page 02489 to 02493.

Parcel Number: 13-00-05272-00-7.

Location of property: 536 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John Baum a/k/a John R. Baum and Bunne Baum a/k/a Bunne L. Baum** at the suit of Grand Bank, N.A., a Corporation. Debt: \$138,635.77.

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.

14-03308

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for Thomas R. Gaul, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated October 6, 1980 and recorded in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania, in Plan Book B-39, Page 10, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Avenue (40 feet wide) said point being measured South 46 degrees, 35 minutes West, along the said Northwesterly side of Maple Avenue, 117.29 feet from a point of intersection formed by the said Northwesterly side of Maple Avenue and the Southwesterly side of Susquehanna Road (80 feet wide); thence extending from said point of beginning South 46 degrees, 35 minutes West still along the Northwesterly side of Maple Avenue, 50 feet to a point, a corner of Lot No. 2328 Plan of "Ferguson's North Glenside;" thence extending along Lot No. 2328 North 43 degrees, 25 minutes West, 100 feet to a point, a corner of Lot No. 2326 Plan of "Ferguson's North Glenside;" thence extending along Lot No. 2326 Plan of "Ferguson's North Glenside" North 46 degrees, 35 minutes East, 50 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2 South 43 degrees, 25 minutes East, 100 feet to the first mentioned point and place of beginning.

CONTAINING in area 5,000 square feet.

BEING Lot No. 3 as shown on the first mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Bonner, by Deed from Lena J. Thorp, widow, dated 01/02/2007, recorded 01/16/2007 in Book 5631, Page 1745.

Parcel Number: 30-00-40897-00-5.

Location of property: 1088 Maple Avenue, Glenside, PA 19038-1934.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle L. Zagorski a/k/a Michelle L. Bonner** at the suit of Wells Fargo Bank, N.A. Debt: \$193,591.10.

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.

14-03323

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

BEGINNING at a point on the Southeast side of Hamilton Street, at the distance of three hundred twenty-five feet, ten inches Northeasterly from the East corner of Hamilton Street and Airy Street, a corner of this land formerly owned by Isaac Landis; thence along the said Landis' land Southeasterly two hundred feet to the Northwest side of Prospect Alley, laid out twenty feet wide; thence along said side of said alley Northeasterly twenty-five feet to a point, a corner of this and land owned by J. Frank Boyer; thence along said Boyers' land and through the middle partition wall of adjoining house Northwesterly two hundred feet to Hamilton Street aforesaid and along the Southeast side thereof Southwesterly twenty-five feet to the place of beginning.

BEING the same premises which Michael Stevens, by Deed dated June 29, 2007 and recorded in the Montgomery County Recorder of Deeds Office on July 13, 2007 in Deed Book 5655, Page 1452, granted and conveyed unto Matthew M. Anthony and Kawanna C. Anthony, husband and wife.

Parcel Number: 13-00-14796-00-5.

Location of property: 522 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Matthew M. Anthony and Kawanna C. Anthony** at the suit of Bank of America, National Association. Debt: \$237,818.22.

Bradley J. Osborne, Attorney.

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

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

14-03459

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon to be erected, situated in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plan thereof known as Providence Hills Subdivision #3 made by Donald H. Schurr, Registered Professional Engineer dated this 2nd day of September, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wayne Avenue (fifty feet wide) at the distance of 85 feet measured on the bearing of North 45 degrees, no minutes East along the said side of Wayne Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of fifteen feet from the point of curve on the Northeasterly side of Mann Road (fifty feet wide).

CONTAINING in front or breadth on the said East of Wayne Avenue 87 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Wayne Avenue 155 feet.

TITLE TO SAID PREMISES IS VESTED IN Bruce Hunsberger and Cheryl A. Hunsberger, h/w, as Tenants by the Entirety, by Deed from Bruce Hunsberger, dated 11/01/2005, recorded 11/04/2005 in Book 5578, Page 1026.

Parcel Number: 43-00-15790-00-7.

Location of property: 106 Wayne Avenue, Eagleville, PA 19403-1324.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bruce Hunsberger and Cheryl A. Hunsberger** at the suit of Wells Fargo Bank, N.A. Debt: \$224,520.23.

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.

14-03717

ALL THAT LOT or piece of ground, situate in **Hatboro Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey made by William T. Muldrew, Civil Engineer, dated October 8, 1926, and also according to Professional Engineer, of Glenside, Pennsylvania, dated April 4, 1949, for Morris F. and Ella C. George.

BEGINNING at a point the intersection of the Southwest side of West Monument Avenue (forty- seven feet wide); thence extending along the said side of Broad Street, South thirty-eight degrees, fifteen minutes West, one hundred feet to a point, a stone; thence along Lot No. 3 of Yerkes West End Building lots North fifty-one degrees, forty-five minutes West, twenty-eight and twenty-seven one-hundredths feet to a point, an iron pin; thence North thirty-eight degrees, fifteen minutes East, passing through a party wall of a twin house, one hundred feet to a point on the Southwest side of West Monument Avenue; thence along the same South fifty-one degrees, forty-five minutes East, twenty-eight and twenty-seven one-hundredths feet to the place of beginning.

BEING part of Lots No. 1 and No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Leon Casper, Jr., a singleman, by Deed from Donald A. Semisch, Executor of the Last Will and Testament of Nellie Keenan, deceased and Leon Casper and Ronald F. Casper, Individually and as Administrators of the Estate of Agnes Casper, deceased and Donna Quinn and Duanne Keenan, dated 08/18/1992, recorded 09/04/1992 in Book 5017, Page 2460. Leon Casper, Jr. died on November 24, 2012, leaving a Will dated July 22, 2010. Letters Testamentary were granted to Carole L. Kappe on November 28, 2012 in Montgomery County, No. 46-2012-X4111. Decedent's surviving devisee is Carole L. Kappe.

Parcel Number: 08-00-04045-00-6.

Location of property: 301 West Monument Avenue, Hatboro, PA 19040-3131.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carole L. Kappe, in Her Capacity as Executrix and Devisee of The Estate of Leon Casper, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$138,556.87.

Jonathan Lobb, Attorney. I.D. #312174

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on July 30, 2014 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

First and Final Publication

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-04402

LANSDALE INDUSTRIAL PROPERTIES, LTD.,
Plaintiff

vs.

**PALODGING LANSDALE, INC. aka PENNSYLVANIA
LODGING LANSDALE INC.,**
Defendant

NOTICE OF COMPLAINT IN QUIET TITLE

TO: PA LODGING LANSDALE, INC.
aka PENNSYLVANIA LODGING LANSDALE INC.,
and any and all other persons, corporations, or other entities,
having, or claiming to have, any right, title, or interest
in that certain lot of land identified as Parcel No.
11-00-02192-10-1, Block 43 Unit 31, Church Road
Condominium Unit III, Lansdale Borough, Montgomery
County, Pennsylvania.

Lansdale Industrial Properties, Ltd. has filed a complaint in the above case averring ownership based on their deed from the Montgomery County Tax Claim Bureau from their October 29, 2013 Judicial Sale, which deed was recorded on December 11, 2013, in Book 5898, at Page 01938 to 01940.1 in the Office of the Recorder of Deeds For Montgomery County, and praying therein that the Court decree plaintiff's title, right of possession to, and freedom from clouds on its title on and/or to the said lot of land, indefeasible,

as against any and all rights or claims, whatsoever, and you are hereby notified to file an answer to the said complaint within twenty (20) days following the date of this publication, and in default of which, an Order and/or Final Judgment may be entered against you pursuant to the relief requested in the said complaint.

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-10786

NOTICE IS HEREBY GIVEN that on May 14, 2014, the Petition of Elizabeth Quigley Maltz was filed in the above named Court, praying for a Decree to change the name to ELIJAH QUIGLEY MALTZ.

The Court has fixed July 23, 2014, 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.

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.

Bob's Auto Parts, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.
Semanoff Ormsby Greenberg & Torchia, LLC, Solicitors
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006-5125

Sage Mediterranean Cuisine, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Reidenbach & Associates
1008 Upper Gulph Road, Suite 300
Wayne, PA 19087

Social WIFI, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Brian D'Alfonso, Esquire
150 Monument Road, Suite 207
Bala Cynwyd, PA 19004

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 May 7, 2014, 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: **Timothy Stokes Foundation**

The purposes for which it was organized are: exclusively for charitable outreach within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Kaplin Stewart Meloff Reiter & Stein, P.C., Solicitors
910 Harvest Drive
Blue Bell, PA 19422-0765

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
CIVIL DIVISION
NO. 2014-04982

WELLSFARGOBANK, N.A., S/B/MWELLSFARGO HOME MORTGAGE, INC.,
Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VERONICA M. SKABLA, DECEASED,
Defendant

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VERONICA M. SKABLA, DECEASED

You are hereby notified that on March 6, 2014, Plaintiff, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 14-04982. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 118 OLD SOLDIERS ROAD, CHELTENHAM, PA 19012-2128, 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

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

BLACK, CURTIS E., dec'd.

Late of Upper Salford Township.
Administrators: SEAN BLACK,
1424 Highland Avenue,
Fort Washington, PA 19034,
JENNA BLACK,
613 Summit Avenue,
Shillington, PA 19607.
ATTORNEY: DAVID P. GRAU,
911 N. Easton Rd.,
P.O. Box 209,
Willow Grove, PA 19090

BOVELLE, WALTER A., dec'd.

Late of Borough of Conshohocken.
Administrator: MICHAEL T. BOVELLE,
964 Plymouth Road,
Plymouth Meeting, PA 19462.
ATTORNEY: MICHAEL A. CIANCI,
617 Swede Street,
Norristown, PA 19401

BUCKMAN, ANNA MAE, dec'd.

Late of Lower Moreland Township.
Executrix: ANNA T. GERHARD BUCKMAN,
3391 Philmont Avenue,
Huntingdon Valley, PA 19006.
ATTORNEY: KATHLEEN A. MALOLES,
SOLOMON & BERSCHLER, P.C.,
522 Swede Street,
Norristown, PA 19401

CIOSSEK, CLARA M. also known as

CLARA CIOSSEK,
KLARA GABLER CIOSSEK and
KLARA GABLER, dec'd.
Late of Elkins Park, PA.
Executor: CLARA CIOSSEK-WAGNER,
c/o George M. Dempster, Esquire,
Fenningham, Stevens & Dempster LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053.
ATTORNEY: GEORGE M. DEMPSTER,
FENNINGHAM, STEVENS & DEMPSTER LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053

COPE, RUTH J., dec'd.

Late of Upper Moreland Township.
Executor: RICHARD W. STEVENS,
2074 Susquehanna Road,
Abington, PA 19001.
ATTORNEY: RICHARD W. STEVENS,
FLAMM WALTON PC,
794 Penllyn Pike, Suite 100,
Blue Bell, PA 19422-1669

DEVERELL JR., EDWIN D., dec'd.

Late of Upper Dublin Township.
Executrix: BARBARA D. POWELL,
c/o Law Office of Gerhard & Gerhard,
222 S. Easton Road, Suite 104,
Glenside, PA 19038.
ATTORNEY: ROBERT C. GERHARD, JR.,
222 S. Easton Road, Suite 104,
Glenside, PA 19038

GOSHOW, MIRIAM A., dec'd.

Late of Franconia Township.
Executor: UNIVEST BANK AND TRUST CO.,
14 N. Main Street,
P.O. Box 64197,
Souderton, PA 18964.
ATTORNEY: JEFFREY K. LANDIS,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 East Broad Street,
P.O. Box 64769,
Souderton, PA 18964

LAMBERT, ANNA H., dec'd.

Late of Lower Pottsgrove Township.
Executor: D. BRUCE LAMBERT,
428 East 3rd Street,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER,
BOYD & KARVER,
7 East Philadelphia Avenue,
Boyertown, PA 19512

McGOWAN, AGNES, dec'd.

Late of Upper Moreland Township.
Executor: SPENCER J. McGOWAN,
c/o Albert DerMovsesian, Esquire,
P.O. Box 601,
Willow Grove, PA 19090.
ATTORNEY: ALBERT DerMOVSESIAN,
P.O. Box 601,
Willow Grove, PA 19090

POHORILENKO, ANATOLE, dec'd.

Late of Cheltenham Township.
Executor: JOSEPH A. SCOTT,
2401 Pennsylvania Avenue, 11-C-50,
Philadelphia, PA 19130.
ATTORNEY: EDWARD A. ZETICK,
415 Johnson Street, Suite 101,
Jenkintown, PA 19046-2705

SCHOLL, RICHARD K. also known as RICHARD KENNETH SCHOLL and RICHARD SCHOLL, dec'd.

Late of Upper Gwynedd Township.
Administratrix: MARY V. SCHOLL,
c/o Gilbert P. High, Jr., Esquire,
40 East Airy Street,
P.O. Box 671,
Norristown, PA 19404-0671.
ATTORNEY: GILBERT P. HIGH, JR.,
HIGH SWARTZ LLP,
40 East Airy Street,
P.O. Box 671,
Norristown, PA 19404-0671

SCHWARTZ, EILEEN R. also known as EILEEN SCHWARTZ, dec'd.

Late of Abington Township.
Executrices: MINDY TUMPOWSKY AND
DONNA SALIN,
c/o David J. Picker, Esquire,
526 Swede Street,
Norristown, PA 19401-4846.
ATTORNEY: DAVID J. PICKER,
PICKER LAW OFFICES,
526 Swede Street,
Norristown, PA 19401-4846

YARMUSH, PAUL also known as**PAUL P. YARMUSH, dec'd.**

Late of West Pottsgrove Township.

Executor: MICHAEL R. TUCKER,

c/o Douglas B. Breidenbach, Jr., Esquire,

1800 East High Street, Suite 250,

Pottstown, PA 19464.

ATTORNEY: DOUGLAS B. BREIDENBACH, JR.,

1800 East High Street, Suite 250,

Pottstown, PA 19464,

610-970-0300

Second Publication**AMBROSE, KATHRYN SCOTT also known as****KATHRYN S. AMBROSE, dec'd.**

Late of Upper Gwynedd Township.

Administratrix: KAREN EBLE,

58 Lee Lynn Lane,

Huntingdon Valley, PA 19006.

ATTORNEY: CHERYL KRACOFF,

1 W. Main Street, Suite 230,

Norristown, PA 19401

ATTILIO, FLORENCE A., dec'd.

Late of Borough of Royersford.

Executrix: MARY JO KERCHNER,

772 Walnut Street,

Royersford, PA 19468.

ATTORNEY: JOHN A. KOURY, JR.,

O'DONNELL, WEISS & MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

BOGDAN, IRENE B. also known as**IRENE BOGDAN and****IRENE BEATRICE BOGDAN, dec'd.**

Late of Abington Township.

Executor: DANIEL S. BOGDAN,

2831 Lincoln Avenue,

Ardsley, PA 19038.

ATTORNEY: LYNN B. SILVER,

3535 Welsh Road, Suite B,

Willow Grove, PA 19090

BOLINSKY, KEITH M. also known as**KEITH BOLINSKY and****KEITH MICHAEL BOLINSKY, dec'd.**

Late of Hatfield Township.

Administrator: ALFRED BOLINSKY,

40 West Phillips Street,

Coaldale, PA 18218.

ATTORNEY: JEFFREY P. BOWE,

109 West Broad Street,

Tamaqua, PA 18252

BRODEY, JEAN L., dec'd.

Late of Springfield Township.

Executor: GEORGE M. RITER,

c/o 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

BROOKS, EMILY also known as**EMILY ELIZABETH BROOKS and****EMILY E. BROOKS, dec'd.**

Late of Lower Merion Township.

Administrator C.T.A.: CHARLES W. BRAFF,

c/o Theodore S. Cox, Jr., Esquire,

919 Conestoga Road,

Building Two, Suite 309,

Rosemont, PA 19010-1353.

ATTORNEY: THEODORE S. COXE, JR.,

919 Conestoga Road,

Building Two, Suite 309,

Rosemont, PA 19010-1353

CANNIZZO, ROBERT A. also known as**ROBERT ALLEN CANNIZZO and****ROBERT CANNIZZO, dec'd.**

Late of Upper Providence Township.

Executrix: JANICE E. CANNIZZO,

c/o Charles S. Frazier, Esquire,

Frazier & Roberts,

337 W. Lancaster Avenue,

P.O. Box 527,

Wayne, PA 19087.

ATTORNEY: CHARLES S. FRAZIER,

337 West Lancaster Avenue,

P.O. Box 527,

Wayne, PA 19087

CONRAD, ROBERT W. also known as**ROBERT WALTER CONRAD, dec'd.**

Late of Upper Moreland Township.

Executrix: MARY E. ARMSTRONG,

29 Moseley Terrace,

Glastonbury, CT 06033-3711.

ATTORNEY: DAVID P. GRAU,

911 N. Easton Road,

P.O. Box 209,

Willow Grove, PA 19090

CYBULARZ, ALFREDA also known as**ALFREDA CYBULARZ-PEKLAK, dec'd.**

Late of Franconia Township.

Executrix: DIANE C. RAPP,

72 W. Peace Valley Road,

Chalfont, PA 18914.

DECKER, JAMES D., dec'd.

Late of Hatfield Township.

Executor: JOHN H. FILICE,

c/o John H. Filice, Esquire,

Rubin, Glickman, Steinberg & Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JOHN H. FILICE,

RUBIN, GLICKMAN, STEINBERG &

GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

DOONER JR., PETER S. also known as**PETER S. DOONER and****PETER DOONER, dec'd.**

Late of Lower Merion Township.

Executrix: MARIE DOONER,

c/o Margaret Gallagher Thompson, Esquire,

200 Four Falls Corporate Center, Suite 400,

West Conshohocken, PA 19428.

ATTORNEY: MARGARET GALLAGHER THOMPSON,

COZEN O'CONNOR,

200 Four Falls Corporate Center, Suite 400,

West Conshohocken, PA 19428

DUBNER, MINNA, dec'd.

Late of East Norriton Township.
 Executor: IRA J. DUBNER,
 c/o 54 East Penn Street,
 Norristown, PA 19401.
 ATTORNEY: CARL M. KNAPP,
 54 East Penn Street,
 Norristown, PA 19401

FEGELY, BRIAN J. also known as**BRIAN JAMES FEGELY, dec'd.**

Late of Upper Providence Township.
 Administrator: WILLIAM T. BLEILER,
 1989 Orchard Avenue,
 Allentown, PA 18104.
 ATTORNEY: DAVID L. ALLEBACH, JR.,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

FICHERA, MARY R., dec'd.

Late of Abington Township.
 Executor: THOMAS M. GIULIANI,
 c/o John R. Howland, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: JOHN R. HOWLAND,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

GILES, PATRICIA A., dec'd.

Late of Upper Merion Township.
 Executor: CRAIG GILES,
 c/o Carole Hendrick, Esquire,
 3927 Mill Road,
 Collegeville, PA 19426.

**GUSSMAN, DOROTHY L. also known as
DOROTHY LYDIA GUSSMAN, dec'd.**

Late of Borough of Lansdale.
 Executrix: SUE ANN TURNER,
 c/o David W. Conner, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: DAVID W. CONNER,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

**HOROWITZ, LOIS C. also known as
LOIS HOROWITZ, dec'd.**

Late of Lower Merion Township.
 Executor: MICHAEL ZITIN,
 c/o 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

**HUTTINGER, MARY also known as
MARY T. HUTTINGER, dec'd.**

Late of Abington Township.
 Executors: MICHAEL W. CASSIDY AND
 LAWRENCE P. HUTTINGER,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: MICHAEL W. CASSIDY,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

JONES, HERBERT, dec'd.

Late of Cheltenham Township.
 Executor: VICTOR A. YOUNG,
 c/o Nina B. Stryker, Esquire,
 One Penn Center, 19th Floor,
 1617 John F. Kennedy Boulevard,
 Philadelphia, PA 19103-1895.
 ATTORNEY: NINA B. STRYKER,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 One Penn Center, 19th Floor,
 1617 John F. Kennedy Boulevard,
 Philadelphia, PA 19103-1895

KIRLIN, PEARL I., dec'd.

Late of West Pottsgrove Township.
 Executrix: MARY ANN KIRLIN,
 815 Grosstown Road,
 Stowe, PA 19464.
 ATTORNEY: ELIZABETH K. MORELLI,
 5 Hearthstone Court, Suite 201,
 Reading, PA 19606,
 610-370-9588

**LLOYD, ROBERT W. also known as
ROBERT WILLIAM LLOYD and
ROBERT LLOYD, dec'd.**

Late of Abington Township.
 Executrix: BONNIE S. LLOYD,
 c/o John W. Lauffer, Esquire,
 203 Fisher Road,
 Jenkintown, PA 19046.
 ATTORNEY: JOHN W. LAUFFER,
 Noble Plaza, Suite 221,
 801 Old York Road,
 Jenkintown, PA 19046

**MASHINTONIO JR., JOHN HENRY also known as
JOHN H. MASHINTONIO, JR. and
JOHN MASHINTONIO, dec'd.**

Late of Upper Providence Township.
 Administrator: JOHN JOSEPH MASHINTONIO,
 129 Meadowview Lane,
 Mont Clare, PA 19453.
 ATTORNEY: GERALD E. RATH, III,
 BLUMBERG & RATH,
 25 E. Butler Avenue,
 Ambler, PA 19002

McCLAY, ANNA M., dec'd.

Late of Borough of Bridgeport.
 Executrix: AMY W. SOSNOV,
 540 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: AMY W. SOSNOV,
 SOSNOV & SOSNOV,
 540 Swede Street,
 Norristown, PA 19401

McKINLEY, ALTHEA, dec'd.

Late of Borough of Lansdale.
 Executor: WALTER M. CASSEL,
 175 Forest Road,
 Moorestown, NJ 08057.
 ATTORNEY: C. WILLIAM WATTS,
 445 Cedar Street,
 P.O. Box 113,
 Jenkintown, PA 19046

MEISTER, GLORIA E. also known as**GLORIA MEISTER, dec'd.**

Late of Abington Township.
 Executor: JOHN J. McANENEY,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

MIELKE, ANDREAS R. also known as**ANDREAS MIELKE, dec'd.**

Late of Upper Merion Township.
 Administratrix: CHRISTINE EMBERY WALTZ,
 300 Huntingdon Pike,
 Rockledge, PA 19046.
 ATTORNEYS: EMBERY OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

NEWELL, HARRIET LOUISE also known as**HARRIET L. NEWELL and****HARRIET NEWELL, dec'd.**

Late of Lower Salford Township.
 Executor: GREGORY C. NEWELL,
 c/o William J. Thomas, Esquire,
 93 West Devon Drive, Suite 102,
 Exton, PA 19341.
 ATTORNEY: WILLIAM J. THOMAS,
 GIANNASCOLI & KENT, P.C.,
 93 West Devon Drive, Suite 102,
 Exton, PA 19341

NOLL, DOROTHY A., dec'd.

Late of Lower Gwynedd Township.
 Executrix: DEBORAH A. FREISHEIM,
 c/o R. Leonard Davis, III, Esquire,
 Drake, Hileman & Davis,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901.
 ATTORNEY: R. LEONARD DAVIS, III,
 DRAKE, HILEMAN & DAVIS,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901

PORRETTI, MARY T., dec'd.

Late of Borough of Norristown.
 Executor: EDWARD R. PORRETTI,
 c/o Robert A. Saraceni, Jr., Esquire,
 548 1/2 E. Main Street, Suite A,
 Norristown, PA 19401.
 ATTORNEY: ROBERT A. SARACENI, JR.,
 548 1/2 E. Main Street, Suite A,
 Norristown, PA 19401

REID, KATHLEEN M. also known as**KATHLEEN REID, dec'd.**

Late of Borough of Bridgeport.
 Executrix: DONNA M. FALCONE,
 421 Prospect Avenue,
 Bridgeport, PA 19405.
 ATTORNEY: JOHN J. KILCOYNE,
 KILCOYNE & KELM, LLC,
 P.O. Box 528,
 Worcester, PA 19490

ROTH SR., MICHAEL STEPHEN also known as**MICHAEL ROTH, dec'd.**

Late of Abington Township.
 Executrix: CARRIE ANN ROTH,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

SERVEY, JAMES NELSON, dec'd.

Late of Springfield Township.
 Executrix: ROBERTA A. SERVEY,
 1317 Church Road,
 Oreland, PA 19075.

SIERZEGA, JOSEPH CARL, dec'd.

Late of Borough of Lansdale.
 Administratrices: IDA SIERZEGA,
 739 Chestnut Street,
 Royersford, PA 19468,
 JOAN P. AMSTUTZ,
 1214 Cavalier Lane,
 West Chester, PA 19380.

SIGNORELLI, CHARLES P., dec'd.

Late of Borough of Lansdale.
 Executor: MANUEL RODRIGUEZ,
 c/o James L. Hollinger, Esquire,
 60 E. Penn Street,
 P.O. Box 150,
 Norristown, PA 19404.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 E. Penn Street,
 P.O. Box 150,
 Norristown, PA 19404

VOLLENDORF, CHARLOTTE also known as**CHARLOTTE H. VOLLENDORF, dec'd.**

Late of Whitpain Township.
 Co-Executors: HENRY W. VOLLENDORF, JR. AND
 ROGER S. HILLAS,
 c/o 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

WILE, MARY ALICE, dec'd.

Late of Lower Salford Township.
 Executor: UNIVEST BANK AND TRUST CO.,
 14 N. Main Street,
 P.O. Box 559,
 Souderton, PA 18964.
 ATTORNEY: J. OLIVER GINGRICH,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

WILSON JR., JOSEPH R., dec'd.

Late of Borough of Trappe.
 Executrix: SUSAN L. WROBLEWSKI,
 c/o King Laird, P.C.,
 360 West Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

YEAGER JR., THOMAS L., dec'd.

Late of Upper Hanover Township.
 Executrix: FRANCES R. YEAGER,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024

Third and Final Publication**ALLINSON, LOUISE R. also known as**

LOUISE ALLINSON, dec'd.
 Late of Lower Merion Township.
 Executor: E. PAGE ALLINSON, III,
 c/o Siana Carr O'Connor & Lynam, LLP,
 1500 E. Lancaster Avenue, Suite 202,
 Paoli, PA 19301.

ANDERSON, BARBARA JOAN, dec'd.

Late of Abington Township.
 Executrix: BARBARA LONGENBERGER,
 c/o Marjorie J. Scharpf, Esquire,
 Friedman Schuman, P.C.,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: MARJORIE J. SCHARPF,
 FRIEDMAN SCHUMAN, P.C.,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

AYMEN, ROMAINE A. also known as

ROMAINE AYMEN, dec'd.
 Late of Towamencin Township.
 Executrix: ROMAINE M. REN,
 1253 Wyoming Avenue,
 Exeter, PA 18642.
 ATTORNEY: GEORGE M. NIKOLAOU,
 NIKOLAOU LAW OFFICES, LLC,
 705 W. DeKalb Pike,
 King of Prussia, PA 19406

BAKER JR., GEORGE, dec'd.

Late of Towamencin Township.
 Executor: EARL A. REDMER,
 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

BASS, ROSALIND B. also known as

ROSALIND BASS, dec'd.
 Late of Lower Merion Township.
 Executors: JEROME L. BASS AND
 ROBERT S. BASS,
 c/o Burton K. Stein, Esquire,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428.
 ATTORNEY: BURTON K. STEIN,
 COZEN O'CONNOR,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428

BERMAN, GLORIA, dec'd.

Late of Lower Pottsgrove Township.
 Executor: NATIONAL PENN INVESTORS
 TRUST COMPANY,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Associates, PC,
 P.O. Box 444,
 Pottstown, PA 19464.

COTTER, MAUREEN E. also known as

MAUREEN E. DEVOY, dec'd.

Late of Borough of Ambler.
 Executor: JAMES COTTER,
 P.O. Box 72,
 Blue Bell, PA 19422.

CRANEY, GEORGE E., dec'd.

Late of Upper Dublin Township.
 Executrix: TERESA R. CRANEY,
 c/o Kathleen M. O'Connell, Esquire,
 Schubert, Gallagher, Tyler and Mulcahey, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533.
 ATTORNEY: KATHLEEN M. O'CONNELL,
 SCHUBERT, GALLAGHER, TYLER AND
 MULCAHEY, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533

CUPPS, MARIE also known as

MARIE F. CUPPS, dec'd.
 Late of Borough of Jenkintown.
 Executor: CHRISTOPHER S. LUCAS,
 c/o Joseph P. Stanton, Esquire,
 405 York Road,
 Jenkintown, PA 19046.
 ATTORNEY: JOSEPH P. STANTON,
 LAW OFFICES OF JOSEPH P. STANTON,
 405 York Road,
 Jenkintown, PA 19046

EBERT, LEONARD T., dec'd.

Late of Whitpain Township.
 Executor: JANET C. EBERT,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

GARNER, ELLA LOUISE, dec'd.

Late of Borough of Norristown.
 Executor: WILLIAM E. GARNER,
 c/o King Laird, P.C.,
 360 West Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

GORDON, KENNETH R., dec'd.

Late of Hatfield Township.
 Executrix: GERALYN SPAULDING,
 c/o Susan E. Piette, Esquire,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: SUSAN E. PIETTE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, P.C.,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

GRAHAM, DANIEL C., dec'd.

Late of Borough of Conshohocken.
 Executrix: TRISHA M. DeNOLFI,
 114 West 10th Avenue,
 Conshohocken, PA 19428.

GROVE III, HENRY S., dec'd.

Late of Springfield Township.
 Executors: STEPHEN G. GROVE AND
 DAVID D. GROVE,
 c/o Robert L. Bast, Esquire,
 110 Spruce Road,
 Ambler, PA 19002.
 ATTORNEY: ROBERT L. BAST,
 110 Spruce Road,
 Ambler, PA 19002

**HASTINGS, SUE ANN also known as
SUE HASTINGS, dec'd.**

Late of Springfield Township.
 Administrator, C.T.A.: NORMAN J. PINE,
 104 S. Church Street,
 West Chester, PA 19382.
 ATTORNEY: NORMAN J. PINE,
 PINE & PINE, LLP,
 104 S. Church Street,
 West Chester, PA 19382

HELLENDALL, GRETEL, dec'd.

Late of Cheltenham Township.
 Executor: KENNETH C. HELLENDALL,
 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

**HOFFMAN, ROSANN M. also known as
ROSANN MARY HOFFMAN and
ROSANN HOFFMAN, dec'd.**

Late of Borough of Lansdale.
 Executor: JAMES R. FERGUSON,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.

KELCHNER, ANNA ROSE, dec'd.

Late of Hatfield Township.
 Executrix: BARBARA A. MYERS,
 188 Crocus Court,
 Quakertown, PA 18951.

KITTNER, DAVID, dec'd.

Late of Borough of Jenkintown.
 Executor: RICHARD C. SHEERR,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

KLINE, CLAUDE E., JR., dec'd.

Late of West Norriton Township.
 Executor: DANIEL KLINE,
 c/o Robert L. Brant & Assocs., LLC,
 P.O. Box 26865,
 Trappe, PA 19426.
 ATTORNEY: BLAKE E. DUNBAR, JR.,
 ROBERT L. BRANT & ASSOCS., LLC,
 P.O. Box 26865,
 Trappe, PA 19426

**KOLBA, DUGLORE MARIE also known as
LORE KOLBA, dec'd.**

Late of Huntingdon Valley, PA.
 Executor: CHRISTOPHER KOLBA,
 956 Old Ford Road,
 Huntingdon Valley, PA 19006.

**KOZUHOWSKI, PHOEBE SHIH also known as
PHOEBE SHIH, dec'd.**

Late of Borough of Hatboro.
 Executors: HELEN J. KOZUHOWSKI AND
 OLIVER W. SHIH,
 c/o Robert L. Bast, Esquire,
 110 Spruce Road,
 Ambler, PA 19002.
 ATTORNEY: ROBERT L. BAST,
 110 Spruce Road,
 Ambler, PA 19002

**LOZINAK, JOHN P. also known as
JOHN PETER LOZINAK, dec'd.**

Late of East Norriton Township.
 Executrix: CHRISTINE C. LOZINAK,
 423 Norriton Drive,
 Norristown, PA 19403.
 ATTORNEY: JOSEPH J. BALDASSARI,
 1043 S. Park Avenue,
 Audubon, PA 19403

NATALINI JR., EDWARD, dec'd.

Late of Plymouth Township.
 Executor: ROBERT C. NATALINI,
 2 Colonial Circle,
 Norristown, PA 19401.

**RAVENSCHROFT, RICHARD S. also known as
RICHARD RAVENSCHROFT, dec'd.**

Late of Lower Merion Township.
 Executors: PHILIP M. RAVENSCHROFT AND
 ALLISON RAVENSCHROFT VAN ETEN,
 c/o Joan Agran, Esquire,
 259 North Radnor-Chester Road, Suite 160,
 Radnor, PA 19087.
 ATTORNEY: JOAN AGRAN,
 McCausland, Keen & BUCKMAN,
 259 North Radnor-Chester Road, Suite 160,
 Radnor, PA 19087

REDMAN, JACQUELINE, dec'd.

Late of Lower Merion Township.
 Executrix: BARBARA R. FOX,
 c/o David J. Kramer, Esquire,
 425 Commerce Drive, Suite 150,
 Fort Washington, PA 19034-2727.
 ATTORNEY: DAVID J. KRAMER,
 425 Commerce Drive, Suite 150,
 Fort Washington, PA 19034-2727

ROBERTS JR., LITTLETON W., dec'd.

Late of Lower Providence Township.
 Executrix: SUSAN F. ROBERTS,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

ROBINSON, NORMAN P. also known as**NORMAN ROBINSON, dec'd.**

Late of Lower Merion Township.
 Executrix: SUSANNE S. ROBINSON,
 c/o Jill R. Fowler, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

ROTH, ROBERT LOUIS also known as**ROBERT L. ROTH, dec'd.**

Late of Hatfield Township.
 Executrix: DEBORAH A. CHESMAR,
 1927 Linden Lane,
 Hatfield, PA 19440.

ROTHENBACH, BETTY DERR also known as**BETTY D. ROTHENBACH, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: LINDA L. COREY,
 c/o Joseph P. Stampone, Esquire,
 500 Cottman Avenue,
 Cheltenham, PA 19012.
 ATTORNEY: JOSEPH P. STAMPONE,
 STAMPONE LAW, P.C.,
 500 Cottman Avenue,
 Cheltenham, PA 19012

RYMAR, MARTHA, dec'd.

Late of Upper Moreland Township.
 Executor: PEDRO RYMAR,
 c/o Francis X. Steckclair, Esquire,
 250 North Pennsylvania Avenue,
 P.O. Box 217,
 Morrisville, PA 19067.
 ATTORNEY: FRANCIS X. STECKLAIR,
 CURTIN & HEEFNER LLP,
 250 North Pennsylvania Avenue,
 P.O. Box 217,
 Morrisville, PA 19067

SCHWAB, PATRICIA THURSTON also known as**PATRICIA T. SCHWAB, dec'd.**

Late of Lower Merion Township.
 Executor: WINTHROP SCHWAB,
 c/o Susan M. Harmon, Esquire,
 One Belmont Avenue, Suite 605,
 Bala Cynwyd, PA 19004.
 ATTORNEY: SUSAN M. HARMON,
 GSB Building, Suite 605,
 One Belmont Avenue,
 Bala Cynwyd, PA 19004

SHARP, BETTY E. also known as**BETTY SHARP and
BETTY S. SHARP, dec'd.**

Late of Lower Providence Township.
 Executors: DAVID A. SHARP AND
 HARRIET B. SHARP,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 Philadelphia, PA 19103.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103

TREGO, WILLIAM J. also known as**WILLIAM TREGO, dec'd.**

Late of West Pottsgrove Township.
 Administrator: ROBERT L. STAUFFER,
 635 E. High Street,
 P.O. Box 657,
 Pottstown, PA 19464.
 ATTORNEY: THOMAS L. HOFFMAN,
 WELLS, HOFFMAN, HOLLOWAY &
 STAUFFER, LLP,
 635 E. High Street,
 P.O. Box 657,
 Pottstown, PA 19464,
 610-323-7464

WALKER, DARRYL SHELDON, dec'd.

Late of Borough of Norristown.
 Administrator: LARRY WALKER,
 1079 Streamside Drive,
 Cedar Hill, TX 75104.

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

Ashley Advertising Agency with its principal place of business at 2825 Soni Drive, Trooper, PA 19403.

The name and address of the person owning or interested in said business is: Frank Gussoni, III, 2825 Soni Drive, Trooper, PA 19403.

The application was filed on May 8, 2014.

John J. Kilcoyne, Esquire

Kilcoyne & Kelm

P.O. Box 528

Worcester, PA 19490

SALE OF REAL ESTATE**Notice of Marshal's Sale of Real Estate**

IN THE UNITED STATES
 DISTRICT COURT FOR THE
 EASTERN DISTRICT OF PENNSYLVANIA

No. 13-CV-4830

**WELLS FARGO BANK, N.A., SUCCESSOR
 BY MERGER TO WELLS FARGO BANK
 MINNESOTA N.A., AS TRUSTEE FOR
 THE REGISTERED HOLDERS OF CREDIT
 SUISSE FIRST BOSTON MORTGAGE
 SECURITIES CORP., COMMERCIAL
 MORTGAGE PASS-THROUGH CERTIFICATES,
 SERIES 2001-CF2,
 Plaintiff**

v.

**FIRST STATES PROPERTIES JENKINS COURT, L.P.,
 Defendant**

Marshal's Sale of Real Estate on June 3, 2014, at 10:00 A.M., at the U.S. Marshals Service, 2110 U.S. Courthouse, 601 Market St, Philadelphia, PA 19106.

TO BE SOLD: All that certain tract of land known as 610 Old York Road, Jenkintown, Montgomery County, Pennsylvania, as more particularly described in Exhibit A to the Mortgage recorded on July 14, 2000, and kept at Book 8724, Page 0176 in the Montgomery County Recorder of Deeds Office.

SEIZED IN EXECUTION as the Property of FIRST STATES PROPERTIES JENKINS COURT, LP. Entered 12/19/2013: \$13,903,842.86, plus interests and costs throughout the date of the Marshal's sale.

The improvements are: Commercial

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Christine R. O'Neil, Esq. at (215) 665-8500.

TRUST NOTICES

Second Publication

CECELIA CAPLAN REVOCABLE LIVING TRUST, DATED 11/18/97, AS AMENDED

CECELIA CAPLAN, DECEASED Late of Lower Merion Twp., Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust, are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Trustee: Robert Caplan
c/o Jonathan H. Ellis, Esq.
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

**Or to his Atty.: Jonathan H. Ellis
Plotnick & Ellis, P.C.**
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

FLORENCE A. ATTILIO IRREVOCABLE TRUST DATED APRIL 9, 2014

Florence A. Attilio, Deceased Late of Royersford Borough, Montgomery County, PA

All persons having claims or demands against the Florence A. Attilio Irrevocable Trust dated April 9, 2014, are requested to make known the same, and all persons indebted to the said decedent are requested to make payment without delay to:

Trustee: Mary Jo Kerchner
772 Walnut Street
Royersford, PA 19468

**Or Trust Attorney: John A. Koury, Jr., Esquire
O'Donnell, Weiss & Mattei, P.C.**
41 East High Street
Pottstown, PA 19464-5426

TRUST NOTICE

Notice is hereby given of the administration of the **Trust of Dorothy A. Bonanni, deceased**, late of Blue Bell, Montgomery County, PA. Trust dated 7/27/2000, having been granted to the undersigned; all persons indebted to the decedent to make immediate payment and those having claims will present them to:

Raymond J. Bonanni, **Trustee**
c/o George M. Nikolaou, Esquire
705 W. DeKalb Pike
King of Prussia, PA 19406

TRUST NOTICE

Notice is hereby given of the administration of the **Trust of Vernon D. Lowrey, deceased**, late of Springfield Twp., Montgomery County, PA. Trust dated 4/4/2003, having been granted to the undersigned; all persons indebted to the decedent to make immediate payment and those having claims will present them to:

Katherine L. McCann, **Trustee**
c/o Brett B. Weinstein, Esquire
705 W. DeKalb Pike
King of Prussia, PA 19406

VERNA A. MOYER TRUST Trust Under Agreement Dated 03/19/2004, As Amended 08/30/2013

VERNA A. MOYER, DECEASED 03/06/14 Late of Franconia Township, Montgomery County, PA

All persons having claims or demands against said Trust or Verna A. Moyer, deceased, are requested to make known the same and all persons indebted to said trust or the decedent to make payment without delay to:

Trustee: First Niagara Bank, N.A.
401 Plymouth Road, Suite 600
Plymouth Meeting, PA 19462

**Trustee's Attorney: Charlotte A. Hunsberger, 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 20, 2014

**The Defendant's Name Appears
First in Capital Letters**

ALLEN, JOSEPH: JEANNE - Wells Fargo Bank Na,
et al.; 201332742; \$142,287.91.

AVERY, CHARLES: TANJANIA - Jpmorgan Chase Bank National Association, et al.; 201212190; ORDER/AMEND IN REM JDMT 326,89.
 BIRLI, ALLISON: CASTOR, ALICIA - Stanley, Elizabeth, et al.; 201403463; WRIT/EXEC.
 BLOX SUSTAINABLE BUILDING SUPPLY, LLC: FULTON BANK, GRNSH. - General Electric Company, et al.; 201329711; \$28,217.80.
 BORCHER, THOMAS: TMS CONTRACTING: FIRST NIAGARA BANK, GRNSH. - Riggins, Kenneth; 201215508; \$60,000.00.
 BROWN, THEODORE: LISA - Springleaf Financial Services Of Pennsylvania, Inc., et al.; 201405696; \$76,709.60.
 CAPRIO, ROBERT: JOAN: CITIZENS BANK, GRNSH. - Perkiomen Township Municipal Authority; 201328559; WRIT/EXEC.
 CAPRIO, ROBERT: JOAN: CITIZENS BANK, GRNSH. - Perkiomen Township Municipal Authority; 201328559; WRIT/EXEC.
 CAUVIN, VINCENT: JENNIFER - Us Bank National Association, et al.; 201302338; \$482,670.77.
 CONNOR, JOHN: ESTATE OF ELIZABETH CARTER: CARTER, TONISHA, ET AL. - Wells Fargo Bank Na; 201329535; \$234,466.41.
 DELUCCA, DANIEL - Bac Home Loans Servicing, L.P., et al.; 201003681; \$373,487.74.
 FOX, JAMES: JAMES: KAREN, ET AL. - Wells Fargo Bank Na; 201404518; \$148,318.94.
 GLICK, FRED: MARCY: FRED: SANTANDER BANK, GRNSH., ET AL. - Isn Bank, et al.; 200932486; \$280,507.15.
 GRIFFIN, DONALD - Deutsche Bank National Trust Company; 201124734; \$549,537.93.
 HOLDEN, MARCUS: DENICHOLE - Pottsgrove School District; 201225998; WRIT/EXEC.
 HUGHES, TAMARA: WILKINSON, ALFRED - Midfirst Bank; 201403541.
 JUSTINIANO, JACQUELEEN: NAVY FEDERAL CREDIT UNION, GRNSH. - Target National Bank; 201411027; \$5,392.24.
 KEITH, DARREN: DENISE - Deutsche Bank National Trust Company, et al.; 201113837; WRIT/EXEC.
 KREZEL, CHRISTOPHER: WEICHERT CLOSING SERVICES CO, GRNSH. - Dorazio, Joyce; 201410821; \$2,068.65.
 KREZEL, CHRISTOPHER: CHRIS HOME IMPROVEMENT: WEICHERT CLOSING SERVICES CO, GRNSH. - Dorazio, Joyce, et al.; 201410822; \$4,855.50.
 KRILL, TREVOR: ANN - Harleysville Savings Bank; 201225053; \$483,059.37.
 LLOYD DEAD, PAMELA: DEAN, PAUL - Jpmorgan Chase Bank National Association; 201323871; \$322,613.24.
 MILLER, DAVID: JO ANN: H GOLDSTEIN CO, INC.: THE VANGUARD GROUP, INC., GRNSH. - Goldstein, Elias; 201126093; VERDICT/241,627.00.
 MINANNO, FRANCIS: FRANCIS: JUDITH, ET AL. - Bank Of America Na, et al.; 201325066; \$252,588.84.
 NARATIL, CYNTHIA: CLEARFIELD, RICHARD - Bank Of New York, et al.; 200731012; WRIT/EXEC.
 NEWMAN, JOSIE: GANGES, TOWANDA: NEWMAN, WILLIAM - Bank Of New York Mellon, et al.; 201201926; \$366,315.60.

PHAM, PHUNG: PHUNG: NHUNG, ET AL. - Deutsche Bank National Trust Company; 201214726; \$630,957.12.
 ROEHHRIG, TAMMY - Wells Fargo Bank Na; 201331101; \$149,305.62.
 STEWART, WILLIAM: JOYCE - Bank Of America Na, et al.; 201309779.
 SUMMIT VIEW, INC. - Pottstown Borough; 201212613; WRIT/EXEC.
 VIERA, SHERRA: DIAMOND CREDIT UNION, GRNSH. - Toyota Motor Credit Corporation; 201230672; \$7,924.90.
 WARD, BRIAN: EDMUND: KEVIN - Deutsche Bank National Trust Company, et al.; 201404525; \$167,791.81.
 WEINHOLD, TAMMY: SASSAMAN, TAMMY - Harleysville Savings Bank; 201402935.
 WEPRYK, STEVEN: JUSTINE - Wells Fargo Bank National Association, et al.; 201405738; \$357,555.85.
 WESTERVELT, CHARYL: ROBERT: ROBERT - Citimortgage, Inc., et al.; 201314104; \$142,581.08.
 WOLF, ALAN: ARLENE: MODERN CLASSICS, INC.: SANTANDER BANK NA, GRNSH. - McClatchy, Walter; 201304928; \$52,921.49.

JUDGMENTS AND LIENS ENTERED

Week Ending May 20, 2014

The Defendant's Name Appears First in Capital Letters

ANGELUCCI, JOSUA - Pottstown Memorial Medical; 201410505; Judgment fr. District Justice; \$3626.14.
 BERGER, PHILIP - Lvnv Funding Llc; 201410553; Judgment fr. District Justice; \$5391.63.
 BODDY, STEPHEN - Discover Bank; 201410260; Judgment fr. District Justice; \$2,349.12.
 CAMP, JOHN - Midland Funding Llc; 201410589; Judgment fr. District Justice; \$1523.01.
 COHEN, MITCHELL - Discover Bank; 201410275; Judgment fr. District Justice; \$3,094.01.
 DANIELS, JANELLE - Drexel University; 201410337; Judgment fr. District Justice; \$3,596.44.
 EPPRECHT, TAMMY - Discover Bank; 201410161; Judgment fr. District Justice; \$11,586.78.
 HILL, FRANCES - Pottstown Memorial Medical; 201410466; Judgment fr. District Justice; \$WRIT/EXEC.
 HOPKINS, DENISE - Midland Funding Llc; 201410609; Judgment fr. District Justice; \$5260.78.
 IVENS, JOANN: ANTHONY - Condor Capital Corp; 201410613; Judgment fr. District Justice; \$10,318.36.
 JENKINS, TOBIAS - Metro Public Adjustment Inc; 201410334; Certification of Judgment; \$4,345.36.
 KEY, ERNEST: WHEELER, AESHA - Chaess, Harrison; 201410616; Judgment fr. District Justice; \$1469.30.
 MANDEL, ROBERT - Marchand, Ari; 201410257; Judgment fr. District Justice; \$1810.18.
 MANLEY STORAGE PARTNERS II LP: UNITED STOR-ALL CENTERS INC - American National Llc; 201410060; Foreign Judgment; \$75,030.00.
 MANNING, LOUISE - Midland Funding Llc; 201410592; Judgment fr. District Justice; \$4,275.34.
 MARMER, ROSE - Discover Bank; 201410267; Judgment fr. District Justice; \$3,287.60.

MCGUIGAN, MARY - Deer Run At Stony Creek Condominium Association; 201410540; Judgment fr. District Justice; \$2413.44.

MONTAGUE, R. M - Discover Bank; 201410215; Judgment fr. District Justice; \$5,223.28.

MUTH, BRIAN - Asset Acceptance Llc; 201410237; Certification of Judgment; \$2,120.15.

MYERS, KEN: BETH - Andorra Woods Homeowner Association; 201410501; Judgment fr. District Justice; \$9829.44.

PANICO, JOHN - Cavalry Spv I Llc; 201410274; Judgment fr. District Justice; \$2400.48.

RIVERA, ANDREA: JOHN - Restorecore Inc; 201410136; Certification of Judgment; \$3,058.92.

RUGGERI, RICHARD - Martindale, Douglas; 201410531; Judgment fr. District Justice; \$12179.05.

RUSSELL, JAMES - Velocity Investments; 201410111; Certification of Judgment; \$1,000.00.

SHORE, GLENN - Lvnv Funding Llc; 201410238; Certification of Judgment; \$1045.61.

SMITH, MARGUERITE - Class Concepts Inc; 201410265; Mechanics Lien Claim; \$50,578.08.

STEFANOWSKI, CATHRINE - Chaess, Harrison; 201410621; Judgment fr. District Justice; \$930.85.

STESS, KENNETH - Gotham Collection Corporation; 201410538; Foreign Judgment; \$40494.86.

SULTAN, MEHMOOD - Discover Bank; 201410263; Judgment fr. District Justice; \$6,683.52.

VENEZIA, DENA - Jmmmpc Company; 201410556; Judgment fr. District Justice; \$1125.43.

WAGNER, CHERYL - Capital One Bank; 201410400; Judgment fr. District Justice; \$1985.23.

WEISS, CYNTHIA: KENNETH - Jmmmpc Company; 201410554; Judgment fr. District Justice; \$436.77.

WOLSKY, THOMAS - Toyota Motor Credit Corporation; 201410166; Judgment fr. District Justice; \$11964.66.

ZINNI, FAITH - Midland Funding Llc; 201410598; Judgment fr. District Justice; \$1170.71.

ABINGTON TWP. -

entered municipal claims against:

Dickerson, Elizabeth; 201410202; \$844.63.

Walker, Thomas: Evelyn; 201410593; \$928.63.

CHELTENHAM TWP. -

entered municipal claims against:

Boatwright, Altressa; 201410473; \$419.00.

Boatwright, Altressa; 201410477; \$314.00.

Bungerz, Karl; 201410434; \$629.00.

Bungerz, Karl; 201410433; \$468.00.

Carver, Edward: Nancy; 201410491; \$1,579.00.

Carver, Nancy: Edward; 201410492; \$314.00.

Colzie, Dorothy: Hamp; 201410432; \$314.00.

Colzie, Hamp: Dorothy; 201410431; \$877.00.

Cunningham, Marie; 201410435; \$193.00.

Cunningham, Marie; 201410436; \$314.00.

Cutler, David; 201410444; \$629.00.

Cutler, David; 201410442; \$357.00.

Dibui, Diana: Weimer, Thomas; 201410423; \$314.00.

Hart, Pamela: William; 201410446; \$416.00.

Hart, William: Pamela; 201410448; \$314.00.

Jones, Jazmin; 201410459; \$314.00.

Jones, Jazmin; 201410458; \$392.00.

Lewis, Carol: Tracey; 201410461; \$564.00.

Lewis, Carol: Tracey; 201410464; \$314.00.

Mckinney, Thomas; 201410196; \$1684.63.

Moore, Delores: Samuel; 201410483; \$314.00.

Moore, Samuel: Delores; 201410481; \$434.00.

Paleologos, Milton: Judith; 201410426; \$269.00.

Paleologos, Milton: Judith; 201410430; \$314.00.

Payne, Amanda: Raymond; 201410452; \$314.00.

Payne, Raymond: Amanda; 201410451; \$251.00.

Sbi Federal Credit Union; 201410453; \$457.00.

Sbi Federal Credit Union; 201410454; \$314.00.

Septa Finance; 201410418; \$4,383.00.

Sheffield, Latoya; 201410440; \$563.00.

Sheffield, Latoya; 201410441; \$314.00.

Vidal, Burnette; 201410456; \$507.00.

Vidal, Burnette; 201410457; \$314.00.

Vu, Dat; 201410479; \$211.00.

Vu, Dat; 201410480; \$314.00.

Watson, Carman: Joe; 201410472; \$314.00.

Watson, Joe: Carman; 201410471; \$419.00.

Wayns, Melvin: Margaret; 201410486; \$496.00.

Wayns, Melvin: Margaret; 201410488; \$314.00.

Willis, Bruce: Luretha; 201410437; \$352.00.

Willis, Bruce: Luretha; 201410438; \$314.00.

Zipper, Faith; 201410467; \$475.00.

Zipper, Faith; 201410468; \$314.00.

CHELTENHAM TWP. SCHOOL DIST. -

entered municipal claims against:

Batchelor, Doris; 201410496; \$4480.63.

Bridgeforth, Jerome; 201410484; \$3706.63.

Gayl, Jonathan: Estate Of David Cutler; 201410478; \$5900.63.

Jackson, Robert: Kimberly; 201410455; \$5364.63.

Johnson, David; 201410194; \$4661.63.

Knauf, Charles; 201410175; \$5524.63.

Mckinney, Thomas; 201410173; \$7125.63.

Packaged Electrical Power Inc; 201410528; \$11760.63.

Preno Holdings Llc; 201410504; \$24716.63.

Trotman, Carol; 201410182; \$8217.31.

Wayns, Margaret: Estate Of Lelia X Bridgeforth; 201410532; \$3713.63.

GREEN LANE BORO./MARLBOROUGH TWP.

JOINT SEWER AUTHORITY -

entered municipal claims against:

Peters, Daniel: Diane; 201410144; \$8137.48.

LANSDALE BORO. -

entered municipal claims against:

Bank Of New York Mellon; 201410520; \$163.41.

Taamilo, Fuaifale; 201410525; \$1,539.91.

Taamilo, Fuaifale; 201410527; \$340.88.

Zozula, Michael; 201410516; \$347.51.

Zozula, Michael; 201410518; \$81.06.

LOWER MORELAND TWP. SCHOOL DIST. -

entered municipal claims against:

Blankenhorn, Stewart: Christine; 201410332; \$7533.67.

Mermelstein, Avi: Adina: David, Et.Al.; 201410320; \$4884.76.

Mermelstein, David; 201410190; \$6,462.30.

Mermelstein, David: Ivy; 201410180; \$4,723.06.

Shaji, Mathai: Rosamma; 201410330; \$9298.51.

LOWER POTTS GROVE TWP. -

entered municipal claims against:

Barthel, Steven: Kira; 201409454; \$781.63.

**NORRISTOWN MUNICIPALITY -
entered municipal claims against:**

Sarver, William; 201410595; \$608.31.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

A F Decker Assoc Inc; 201461513; \$4,253.95.
Havoc Corporation; 201461515; \$39,221.46.
Janvi Burgers Llc; Boardwalk Fresh Burgers And
Fries; 201461516; \$1,598.81.
Lulu Ram Brotherhood Llc; 201461514; \$1,181.78.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Hartline, David: Lisa; 201410134; \$1132.72.
Jackson, Marc: Gabrielle; 201410158; \$4493.93.
Kenney, James; 201410162; \$950.53.
Rahm, Jeffrey: Natalie; 201410171; \$646.35.
Schwarz, Adam: Melody; 201410179; \$5533.35.
Stevenson, Robert: Helen; 201410191; \$9856.42.
Stong, Dennis; 201410201; \$5131.30.
Unger, Donna; 201410251; \$6496.24.
Willams, George; 201410254; \$2338.84.
Ziegler, Robert: Anne; 201410258; \$4391.83.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Connelly, James; 201410154; \$926.36.
Federal National Mortgage Association; 201410157;
\$610.11.
Green Door Properties Llc; 201410156; \$726.81.
Lattanze, David: Jennifer; 201410142; \$660.11.
Mcneill, Donald: Nancy; 201410140; \$649.19.
Secretary Of Veterans Affairs; 201410280; \$339.20.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Clark, Craig: Carol; 201410188; \$2,670.89.
Jones, Karl; 201410168; \$3,822.71.
Lindahl, Gordon: Karen; 201410167; \$4,199.59.
Overholtzer, Horace: Roxanne; 201410164; \$3,312.13.
Summit View Inc; 201410169; \$4,941.38.

**SOUDERTON AREA SCHOOL DIST. -
entered municipal claims against:**

Arnold, James; 201410329; \$3571.59.
Fetscher, James; 201410469; \$4398.56.
Fluck, Warren: Karen; 201410474; \$3403.86.
Harris, Michael: Clare; 201410476; \$8292.17.
Kampmeyer, Gary: Louisabella; 201410588; \$55984.49.
Klein, Douglas: Godshall, Joy; 201410590; \$2154.27.
Mccuen, Barry; 201410294; \$4,045.45.
Molyneaux, Thomas: Sheila; 201410299; \$7,712.93.
Ronkainen, James: Tracy; 201410292; \$11102.68.
Shafer, Benjamin: Christine; 201410602; \$5855.04.
Store Road Llc; 201410302; \$16167.86.
Tenley, Pearl; 201410608; \$6424.18.
Williams, Barry: Jean; 201410290; \$7048.81.

**SOUDERTON BORO. -
entered municipal claims against:**

78 S H Pike L P; 201410317; \$1,412.89.
Daley, James; 201410322; \$717.19.
Deshong, Christine; 201410323; \$1,003.13.
Harrington, Justin: Shriver, Kristy; 201410327; \$745.07.
Mills, Christopher: Dawn; 201410341; \$760.25.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Daulerio, James: Laurta; 201470373; \$40,849.13.
Del Ciotto Architects Inc; 201470372; \$15,281.08.
Draper And Co; 201470370; \$41,450.00.
Erro, Roger; 201470369; \$131,167.90.
Kaufman, Nechama; 201470371; \$14,633.77.
Michaels Home Heating And Air Conditioning Llc:
Zielinski, Michael; 201470368; \$2,730.00.
Nms Health Group Inc: Blue Bell Physical Therapy;
201470375; \$42,564.10.
Presson, Eric; 201470367; \$12168.72.
Richter, Thomas; 201470365; \$166438.33.
Software Evaluation Labs Etc Inc; 201470374;
\$3,102.67.

**UPPER DUBLIN SCHOOL DIST. -
entered municipal claims against:**

Golden, Stephen: Marilyn; 201409967; \$7,156.36.

**UPPER PROVIDENCE TWP. -
entered municipal claims against:**

Davis, Kathleen; 201410209; \$622.75.
Debiasio, Thomas: Tammy; 201410212; \$306.70.
Egbert, Steven: Theresa; 201410207; \$566.05.
Johnson Dare & Associates; 201410211; \$523.80.
Mccreavy, Robert: Morland-Mccreavy, Michele;
201410213; \$248.37.
McNabb, Erin: Robert; 201410208; \$463.75.
Richardson, Glenn: Rosaria; 201410210; \$665.05.

**WEST NORRITON TWP. -
entered municipal claims against:**

Maxey, John: Mary; 201410596; \$2457.16.

LETTERS OF ADMINISTRATION

Granted Week Ending May 20, 2014

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

ALLEM, RODGER A. - Franconia Township;
Allem, Gerald M., 463 Leah Drive
Fort Washington, PA 19034.
CIRINO, JOHN - Upper Gwynedd Township;
Griffonetti-Cirino, Irene, 1616 Clearview Road
Lansdale, PA 19446.
DONNELLY, CLARE L. - Whitemarsh Township;
Donnelly, Francis J., 154 Tennis Avenue
Ambler, PA 19002.
DOUGLAS, SUE S. - Upper Dublin Township;
Ott, Michael H., 1301 Huntingdon Road
Abington, PA 19001.
EPPIHIMER, LEWIS N. - Montgomery Township;
Eppihimer, Ruth E., 655 Redwood Court
North Wales, PA 19454.
GRIBBIN, SIVER ANNE - West Pottsgrove Township;
Siver, George, 823 E Howard Street
Stowe, PA 19464.
LANIGAN, KRISTINA C. - Worcester Township;
Lanigan, Cheryl, 3451 Ernest Lane
Cedars, PA 19423.
LAWSON, ANN P. - Perkiomen Township;
Lawson, Christopher W., 125 Orville Road
Lansdale, PA 19446.

MCGARRITY, CATHERINE M. -
Lower Moreland Township;
Mcgarrrity, Joseph, 821 Griffith Street
Philadelphia, PA 19111.

MILLER, JOAN Y. - West Norriton Township;
Robinson, John A., 10790 Juniper Place
Waldorf, MD 20603.

PENNISI, CATERINA M. - Lower Pottsgrove Township;
Pennisi, Andrew, 18 Putter Lane
Pottstown, PA 19464.

SMITH, RICHARD E. - Ambler Borough;
Bruno, Eleanor, 1412 Highland Avenue
Fort Washington, PA 19034.

TRALA, ALFREDA V. - Lansdale Borough;
Trala, Richard D., Sr., 1221 W. Union Blvd.
Bethlehem, PA 18018.

UPCHURCH, PATRICIA W. - Abington Township;
Upchurch, Jerome, 1235 Johnston Avenue
Roslyn, PA 19001.

WASHINGTON, JEAN B. - Abington Township;
Minor, Theresa M., 7732 -B Penrose Avenue
Elkins Park, PA 19027.

SUITS BROUGHT

Week Ending May 20, 2014

**The Defendant's Name Appears
First in Capital Letters**

AITA, ROBERT - Aita, Megan; 201410412;
Complaint Divorce; Bosniak, Hope Susan.

ALLEN, DENNIS: DENNIS - Bank Of America Na;
201410087; Complaint In Mortgage Foreclosure;
Lobb, Jonathan.

ALLISON, SARAH - Allison, Daniel; 201409616;
Complaint Divorce; Berschler, Jerold S.

AMIN, RUPAL - Portfolio Recovery Associates Llc;
201410331; Civil Action; Brown, Carrie A.

APPLE, WILLIAM - Apple, Kathleen; 201410315;
Complaint Divorce; Boyd, Tina M.

ARTHUR, JAMES - Dykes, Rashida; 201410414;
Complaint Divorce; Taylor, Andrew.

ASHE, LAWRENCE - Ashe, Denise; 201410566;
Complaint Divorce; Miller, Barry M.

BARRETT, THOMAS: MARY - Wells Fargo
Bank Na; 201410150; Complaint In Mortgage
Foreclosure; Wooters, Meridith H.

BARRETT, THOMAS: MARY - Wells Fargo Bank Na;
201410150; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.

BEZANIS, JOSEPH: JOSEPH: LORI, ET.AL. -
Wells Fargo Bank Na; 201410295; Complaint In
Mortgage Foreclosure.

BIART, RICHARD: OSTROFF, ANDREW -
Erie Insurance Exchange; 201410509;
Defendants Appeal from District Justice.

BOWES, PERCELL - Matthews, Tahra; 201409947;
Complaint for Custody/Visitation.

BROWN, BRIAN - Portfolio Recovery Associates Llc;
201410276; Civil Action; Brown, Carrie A.

BROWN, THEODORE: LISA - Springleaf
Financial Services Of Pennsylvania Inc; 201410555;
Complaint In Mortgage Foreclosure; Witmer, Benjamin E.

BROWN, THEODORE: LISA - Springleaf
Financial Services Of Pennsylvania Inc;
201410555; Complaint In Mortgage Foreclosure;
Witmer, Benjamin E.

CAMPANARO, BRANDON: CHRISTIN:
CAMPANAROS MASONRY - Crusemire, Edward;
201410285; Defendants Appeal from District Justice.

CARDILLO, STEVEN: SHERRI - Pnc Bank
National Association; 201410234; Complaint In
Mortgage Foreclosure; Solomon, Brett A.

CASTILLO, MICHELLE - Portfolio Recovery
Associates Llc; 201410278; Civil Action;
Brown, Carrie A.

CEGIELKOWSKI, RICHARD - Geyer, Timothy;
201410600; Civil Action; Schatz, Robert B. B.

CITI MORTGAGE INC - Akins, Lashannon; 201410233;
Defendants Appeal from District Justice.

COCCIE, RAYMOND: COCCI, CAROL:
COCCIE, CAROL, ET.AL. - Deutsche Bank
National Trust Company; 201410543; Complaint
in Ejectment; Osborne, Bradley J.

COUNTRY HOMES BUILDING & DESIGN
GROUP INC: CONDELLO, CHRISTOPHER -
Modern Home Insulators Of Pennsylvania Inc;
201410279; Civil Action; Flail, Edward N., Jr.

COX, CARLA - Portfolio Recovery Associates Llc;
201410193; Civil Action; Martin, Syretta.

CROSSLEY, NICOLE - Portfolio Recovery
Associates Llc; 201410354; Civil Action;
Brown, Carrie A.

DARNESTO, DAVID - Portfolio Recovery
Associates Llc; 201410328; Civil Action;
Brown, Carrie A.

DAVIS, VIVIAN - Northeast Revenue Service Llc;
201408389; Petition; Glassman, Alexander.

DECOURCEY, CYNTHIA - First Niagara Bank Na;
201410165; Complaint In Mortgage Foreclosure;
Dingerdissen, Michael.

DELTA ELECTRICAL CONTRACTING &
CONSTRUCTION INC: DEVINCENT, DAVID -
Hollenshead, Robert; 201410515; Civil Action;
Boyer, Matthew T.

DIAZ, ARIANA - Portfolio Recovery Associates Llc;
201410612; Civil Action; Brown, Carrie A.

DICICCO, JAMES - Diccico, Alison; 201410450;
Complaint Divorce.

DOE, JOHN: OCCUPANT - Hsbc Bank Usa; 201410597;
Complaint in Ejectment; Labletta, Nicole B.

ENDY, ALESHIA - Portfolio Recovery Associates Llc;
201410289; Civil Action; Brown, Carrie A.

EQUIFAX INFORMATION SERVICES LLC -
Backers, Gilbert; 201409485; Civil Action;
Piontek, Vicki.

ERCOLINO, PAUL - Portfolio Recovery Associates Llc;
201409917; Civil Action; Brown, Carrie A.

EXPERIAN INFORMATION SOLUTIONS INC -
Green, Kristen; 201410149; Civil Action;
Piontek, Vicki.

FALLI, VICTOR - Falli, Kay; 201410499;
Complaint Divorce; Crocker, Mary C.

FAULKENBERRY, JENNIFER - Portfolio Recovery
Associates Llc; 201410218; Civil Action;
Martin, Syretta.

GAMBONE DEVELOPMENT CO - Rogosky, Karen;
201408652; Petition; Quinter, Joshua C.

GAONA, ANNETTE - Portfolio Recovery Associates Llc;
201410347; Civil Action; Brown, Carrie A.

GIBSON, AMY - Portfolio Recovery Associates Llc;
201410283; Civil Action; Brown, Carrie A.

GIROUX, NANCY - Maddrey, Dennis; 201401601;
Petition.

- GODWIN, DURWIN - Bank Of America Na; 201410141; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- GOODGER, JAMES: OCCUPANTS - Vrm; 201410601; Complaint in Ejectment; Davis, Adam H.
- GRECO, MICHAEL: MARGARET - Portfolio Recovery Associates Llc; 201410304; Civil Action; Brown, Carrie A.
- HALDEMAN, KIMBERLY - Portfolio Recovery Associates Llc; 201410172; Civil Action; Brown, Carrie A.
- HEITS BUILDING SERVICES INC: GELMAN, JAY - Wojciechowski, Ellie; 201410449; Civil Action; Kimmel, Craig T.
- HEPBURN, CORDELL: KIRT - Jpmorgan Chase Bank National Association; 201410139; Complaint In Mortgage Foreclosure; Krohn, John.
- HERMAN, ANGELA - Portfolio Recovery Associates Llc; 201410335; Civil Action; Brown, Carrie A.
- HILDEBRAND, KRISTEN - Portfolio Recovery Associates Llc; 201410269; Civil Action; Brown, Carrie A.
- HOFF, STANLEY - Hoff, Margaret; 201410524; Complaint Divorce; Hayman, Judy.
- HUENINK, SUZANNE - Portfolio Recovery Associates Llc; 201410610; Civil Action; Brown, Carrie A.
- JOHNSON, TANEISHA - Allen, Anthony; 201409940; Complaint for Custody/Visitation.
- JONES, DERRICK - Allen, Tamara; 201410406; Support/Exceptions.
- JONES, GRALYN - Portfolio Recovery Associates Llc; 201410325; Civil Action; Brown, Carrie A.
- KENAN, CEDIA - Portfolio Recovery Associates; 201410291; Civil Action; Brown, Carrie A.
- KOLB, MICHAEL: MICHAEL A KOLB PC - Luft, Todd; 201410413; Civil Action; Shrimp, James B.
- KWON, SEUNG - Lee, Jenny; 201410510; Complaint Divorce.
- LARSON, JEFF - Portfolio Recovery Associates Llc; 201410255; Civil Action; Brown, Carrie A.
- LEVY, CHRISTOPHER: JENNIFER: ZETEMOYER, E., ET.AL. - Gomez-Kandy, Felicity; 201410521; Civil Action.
- LINTON, CARL - Bridgeport Suites Associates Lp; 201410247; Petition to Appeal Nunc Pro Tunc.
- LIVELSBERGER, WILLIAM - Livelsberger, Frances; 201410336; Complaint Divorce; Tongiani, Marzia P.
- MCDONALD, JAMES: LUTZ, NICOLE - Bank Of America Na; 201410558; Complaint In Mortgage Foreclosure; Davis, Adam H.
- MCMULLEN, JOHN: JOHN - Bank Of New York Mellon; 201410604; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- MIKOLUK, PAWEL - Mikoluk, Joanna; 201410324; Complaint Divorce; Jarzyna, Konrad Bartlomiej.
- MILANO, GIUSEPPE - Portfolio Recovery Associates; 201410306; Civil Action; Brown, Carrie A.
- MILLER, JINJA - Dudonis, Chad; 201409707; Complaint for Custody/Visitation.
- MILLER, RUTH - Pnc Bank National Association; 201410494; Complaint In Mortgage Foreclosure; Solomon, Brett A.
- MILTON, DARLENE - Milton, Christopher; 201410419; Complaint Divorce.
- MITCHELL, JOHN - Portfolio Recovery Associates Llc; 201410224; Civil Action; Martin, Syretta.
- MORRELL, CHRISTINE - Wachovia Bank Na; 201410321; Complaint In Mortgage Foreclosure; Dietterick, Scott A.
- MOYER, GARY: CATHY: CATHY, ET.AL. - Us Bank National Association; 201410300; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- MULLANEY, MARTIN - Millinghausen, Samuel; 201410405; Plaintiffs Appeal from District Justice.
- MULLEN, TAMMY - Portfolio Recovery Associates Llc; 201410236; Civil Action; Brown, Carrie A.
- NAPEAHL, JONATHAN - Falvey, Donald; 201410526; Foreign Subpoena.
- NGUYEN, HOLLY: TRONG - Crawford, Ronald; 201410053; Civil Action; Farber, Stephen E.
- OBRIEN, JOSEPH - Place One Apartments; 201410239; Defendants Appeal from District Justice.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stuiver, Elko; 201409924; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Smith, Brooke; 201410116; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Myers, Andrew; 201409748; Appeal from Suspension/Registration/Insp; Heckman, Stephen G.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stewart, Ron; 201410326; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Griffin, Austin; 201410403; Appeal from Suspension/Registration/Insp; Kellis, Steven.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Thomas, Damon; 201410511; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mazzola, Judith; 201410603; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jordan, Raymond; 201410663; Appeal from Suspension/Registration/Insp; Cunilio, James.
- POLLI, JAMES - Portfolio Recovery Associates Llc; 201410259; Civil Action; Brown, Carrie A.
- POWERS, CAROLYN: CAROLYN - Wells Fargo Home Mortgage; 201410184; Complaint in Ejectment; Ackerman, Jaime R.
- RATTE, MATTHEW - Lst Investments Llc; 201410130; Foreign Subpoena.
- REYNOLDS, MARGARET: JOLLY, JAMES: JAMES - Wells Fargo Bank Na; 201410439; Complaint In Mortgage Foreclosure; Ackerman, Jaime R.
- ROSS, DAVID - Ochal, Hope; 201410100; Complaint for Custody/Visitation.
- ROTMAN, ANDREW - Millinghausen, Samuel; 201410404; Plaintiffs Appeal from District Justice.
- SCHAEFER, NICOLE - National Collegiate Student Loan Trust 2006-4; 201410506; Civil Action; Ratchford, Michael F.
- SCHAEFFER, RICHARD - Diamond Credit Union; 201410508; Complaint In Mortgage Foreclosure; Curtin, Philip G.
- SCHAIRER, JAMES - Schairer, Elena; 201409754; Complaint for Custody/Visitation.

SCHALLER, CHARLES - Portfolio Recovery Associates Llc; 201410203; Civil Action; Martin, Syretta.

SCHIELE, RYAN - Kaczorowski, Jennifer; 201410221; Complaint for Custody/Visitation.

SCHOFIELD, RYAN - Bank Of America Na; 201410319; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.

SHAHINIAN, KOHARIG - Portfolio Recovery Associates Llc; 201410277; Civil Action; Brown, Carrie A.

SHAW, CHRISTINE - Portfolio Recovery Associates Llc; 201410174; Civil Action; Brown, Carrie A.

SHERTZ, JENNIFER - National Collegiate Student Loan Trust 2006-1; 201410498; Civil Action; Ratchford, Michael F.

SHORE, JODI - Portfolio Recovery Associates Llc; 201410170; Civil Action; Brown, Carrie A.

SMITH, JOHN - Portfolio Recovery Associates Llc; 201410281; Civil Action; Brown, Carrie A.

SMYTH, JOSEPH - Allen, Percy; 201408929; Petition.

SOBEL, EDWARD - Portfolio Recovery Associates Llc; 201410345; Civil Action; Brown, Carrie A.

SOUTHEASTERN PENNSYLVANIA TRANSPORTATION AUTHORITY: JOHNSON, ALICE - Erie Insurance Exchange; 201410503; Civil Action; Watson, J. Scott.

SPRUIELL, KIMBERLY - Portfolio Recovery Associates Llc; 201410200; Civil Action; Martin, Syretta.

STOUT, STACEY: JEFFEREY: JEFFERY - Wells Fargo Bank Na; 201410571; Complaint In Mortgage Foreclosure; Lobb, Jonathan.

SULLIMAN, DAVID: DAVID - Bank Of America Na; 201410359; Complaint In Mortgage Foreclosure; Lobb, Jonathan.

TESTA, ANDREW - Testa, Vanessa; 201410268; Complaint Divorce; Consolo, Colleen F.

TIZIANA, ANTHONY: LINDBERG, CATHERINE: TIZIANA, CATHERINE - Ocwen Loan Servicing Llc; 201410282; Complaint In Mortgage Foreclosure; Dingerdissen, Michael.

TRAPP, JAMAAL - Way, Ericka; 201409907; Complaint for Custody/Visitation.

TRUEBLOOD, KRISTIN - Trueblood, Neil; 201410411; Complaint Divorce; Patterson, Marie A.

WAITE, TERRY: KOSSAK, JOE - Stone, George; 201410217; Petition; Shook, Bryan W.

WALKER, SHAYNA: MUMFORD, JASON - Vogt Real Estate Inc; 201409820; Defendants Appeal from District Justice.

WILSON, DENISE - Portfolio Recovery Associates; 201410297; Civil Action; Brown, Carrie A.

WOOD, FRANKLIN: HEIM, LINDA: WOOD, FRANKLYN, ET.AL. - First Niagara Bank Na; 201410155; Complaint In Mortgage Foreclosure; Dingerdissen, Michael.

YUH, JUNG - Portfolio Recovery Associates Llc; 201410214; Civil Action; Martin, Syretta.

ZIEGLER, MELANIE - Portfolio Recovery Associates Llc; 201410342; Civil Action; Brown, Carrie A.

WILLS PROBATED

Granted Week Ending May 20, 2014

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AKSELROD, CAROL W. - Lower Merion Township; Jones, Arthur W. Iii, 6522 Burnham Circle Ponte Verde Beach, FL 32082; Simon, Ernest, 114 Smithfield Street Pittsburgh, PA 15222.

BRODEY, JEAN L. - Springfield Township; Riter, George M., 400 Maryland Drive Fort Washington, PA 19034.

BULGIER, MILDRED V. - Bridgeport Borough; Dalessandro, Valentina, 535 Prospect Avenue Bridgeport, PA 19405.

CHICCARINE, SHARON M. - East Norriton Township; Chiccarine, Sandra M., 525 Brandon Road Eagleville, PA 19403.

CLOSSEK, CLARA M. - Cheltenham Township; Ciossek-Wagner, Clara, 1141 Jefferson Lane Huntingdon Valley, PA 19006-6039.

CONILL, ALICIA M. - Whitemarsh Township; Melincoff, Marcia R., 524 Monticello Lane Plymouth Meeting, PA 19462.

DAVIS, MAXINE - North Wales Borough; Parker, Donna, 166 N. Whitehall Road Norristown, PA 19403.

DUBESKI, BERNARD - Whitpain Township; Herrera, David, 1535 Cooper Drive Ambler, PA 19002.

DYKIE, PAUL G. - New Hanover Township; Dykie, Thomas P., 737 Dodgwood Court Pottstown, PA 19464; Scheffey, Paula L., 225 S. Pine Street Elverson, PA 19520.

EEKHOUT, WILLEM J. - Upper Gwynedd Township; Liddle, Odette Y., 861 Clover Drive North Wales, PA 19454.

FICHTER, JOHN W. - East Norriton Township; Fichter, Maryann, 210 Montgomery Avenue Norristown, PA 19401.

GOSHOW, MIRIAM A. - Franconia Township; 14 N. Main Street Souderton, PA 18964; Goshow, David O., 376 W. Reliance Road Souderton, PA 18964; Goshow, James N., 647 Rolling Hills Circle Honeybrook, PA 19344.

GROOMS, PATRICIA V. - Jenkintown Borough; Moores, Michael, 250 E. Moreland Avenue Hatboro, PA 19040.

GUSSMAN, DOROTHY L. - Lansdale Borough; Turner, Sue A., 1020 Hunter Hill Drive Lansdale, PA 19446.

HUTTINGER, MARY - Abington Township; Cassidy, Michael W., 2444 Huntingdone Pike Huntingdon Valley, PA 19006; Huttinger, Lawrence P., 132 Merion Way Hainesport, NJ 08036.

KOZICK, BERNARD J. - Lower Gwynedd Township; Kozick, Gary B., 22 High Gate Lane Blue Bell, PA 19422.

LAMBERT, ANNA H. - Lower Pottsgrove Township; Lambert, D. B., 428 E 3Rd Street Boyertown, PA 19512.

LANDIS, KATHRYN E. - Limerick Township; Landis, Kenneth R., 821 Chapel Road Royersford, PA 19468.

LANDIS, RONALD H. - Lower Pottsgrove Township;
Tolson, Nanette L., 37 Miller Road
Phoenixville, PA 19460.

MAMENISKIS, WALTER A., SR. - Cheltenham Township;
Mameniskis, Walter A., Jr., 1232 Pebble Court
Yardley, PA 19067.

MARTIN, PAULINE E. - Whitmarsh Township;
Martin, Calvin C., Jr., 617 Thornhill Drive
Lafayette Hill, PA 19444.

MCGOWAN, AGNES - Upper Moreland Township;
Mcgowan, Spencer J., 858 Walnut Road
Warminster, PA 18974.

MOONEY, DORIS M. - Lower Salford Township;
Mooney, James H. Iii, 114 E. 6Th Avenue
Conshohocken, PA 19428-4705.

MURPHY, PAUL T. - Cheltenham Township;
Murphy, Muriel, 7410 Oak Lane Road
Elkins Park, PA 19027.

MURRAY, MARK - Limerick Township;
Murray, Michael T., 28 Overlook Drive
Norristown, PA 19403.

OMULLAN, ARLENE - Upper Moreland Township;
Omullan, Christina L., 11232 N 75Th Drive
Peoria, AZ 85345.

ONIMUS, ELEANOR F. - Upper Moreland Township;
Bray, Sandra L., 119 Fitzwatertown Road
Willow Grove, PA 19090.

PIAZZA, GASPER J. - West Norriton Township;
Duncavage, Stephanie, 536 S Schuylkill Avenue
Norristown, PA 19403.

RAHMAN, MUNEERA - Montgomery Township;
Mahmud, Yasser, 803 Evergreen Court
North Wales, PA 19454.

ROTH, MICHAEL - Abington Township;
Roth, Carrie A., 249 Noble Street
Souderton, PA 18964.

RUGART, KARL F., JR. - Lower Merion Township;
Rugart, Cynthia D., 1725 County Line Road
Villanova, PA 19085.

SIGNORELLI, CHARLES P. - Lansdale Borough;
Rodriguez, Manuel, 10906 Potomac Street
Glendale, MD 20769-1900.

SPINUZZA, DOROTHY K. - Abington Township;
Cameron, Michael T., 3313 Brighton Street
Phila, PA 19149.

ST. GEORGE JUNE L. - Lower Providence Township;
St. George Barbara A., 1720 River Birch Hollow
Tallahassee, FL 32308-5534.

TAYLOR, GRACE A. - Abington Township;
Thomas, Claretha, 7903 Anselm Road
Elkins Park, PA 19027.

UREWICH, EDWARD J. - Lower Moreland Township;
Cunningham, Thomas A., 136 Blake Avenue
Rockledge, PA 19046.

VICTOR, BETH L. - Lower Merion Township;
Victor, Mark, 1114 Springmont Circle
Bryn Mawr, PA 19010.

WASKIEWICZ, RONALD J. - West Norriton Township;
Waskiewicz, Mark J., 106 Waterview Drive
Norristown, PA 19403.

WEISS, STEPHEN - Upper Dublin Township;
Canfield, Yukiko, 1485 Broad Street
Dresher, PA 19025.

WILE, MARY A. - Lower Salford Township;
14 N. Main Street Souderton, PA 18964.

WILLIAMS, ETHEL R. - Lower Merion Township;
Brewer, Jeanette W., 2231 N. Stone Ridge Lane
Villanova, PA 19085.

YACKO, MARY L. - Abington Township;
Ludden, Diane, 13939 Valley Country Drive
Chantilly, VA 20151; Yacko, Katherine A.,
2410 Rosemore Avenue Glenside, PA 19038.

RETURN DAY LIST

June 16, 2014
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Abramson v. Weinstein - Motion to Compel Discovery (Seq. 3 D) - **E. Matzkin.**
2. Alfonsi v. Ehring - Motion to Compel Answers to Defendant's Interrogatories, et al. (Seq. 8 D) - **K. Kofsky - E. Gavin.**
3. Allen v. Smyth - Verified Petition in the Nature of a Petition to Vacate a Void Judgment and Collateral Attack Under Authority (Seq. 0).
4. Allstate Insurance Company v. J.A. Smith Heating and Air Conditioning - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 5 D) - **P. Sandler.**
5. Arrivello v. Markel - Motion to Compel Discovery Responses Directed to Plaintiff Guy Arrivello (Seq. 11 D) - **T. Heinz - G. Mullaney.**
6. Birchess v. Regely - Motion to Compel Deposition (Seq. 13 D) - **K. Saffren - B. Pancio.**
7. Cal State Xpress, Inc. v. Shepard Freight Audit, LLC - Motion to Break and Enter (Seq. 11) - **N. Fardo.**
8. Cantor v. DRA Advisors, LLC - Plaintiffs' Motion to Compel Full and Complete Responses to Plaintiffs' Insurance Interrogatories and Request for Production of Documents (Seq. 132 D) - **R. Englert - G. Mercogliano - P. Hasson.**
9. Cantor v. DRA Advisors, LLC - Plaintiffs' Motion for Leave to Amend the Ad Damnum Clause of Count III and IV of Plaintiffs' Complaint, et al. (Seq. 133) - **R. Englert - G. Mercogliano - P. Hasson.**
10. Chaess v. 920 Matsonford, LLC - Motion to Compel Precomplaint Discovery (Seq. 6 D) - **S. Sobocinski.**
11. Chinchilla v. Rivkind - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 9 D) - **R. Miller.**
12. Citibank, N.A. v. Hirsh - Motion to Confirm Arbitration Award (Seq. 10) - **N. Sarker.**
13. Citimortgage, Inc. v. Brown - Motion to Reassess Damages (Seq. 13) - **J. Krohn.**
14. Citimortgage, Inc. v. Dise - Motion to Reassess Damages (Seq. 19) - **J. Kolesnik.**
15. Cohn v. Mickman - Motion to Compel Discovery Against Plaintiff (Seq. 201 D) - **C. Cohn.**
16. Commonwealth Financial Systems v. Harris - Motion to Compel (Seq. 20 D) - **A. Mege.**
17. Continental Casualty Company A/S/o What a Good Dog, Inc. v. Genard Group Ltd. - Motion of Defendant Genard Group, Ltd. to Amend its Answer and New Matter With Crossclaims to Plaintiff's Complaint (Seq. 2) - **R. Swan - S. Payne - M. Myers.**
18. Cosby v. Dallal - Defendants' Motion to Compel Plaintiff's Discovery Responses (Seq. 54 D) - **T. Hough - M. Sabo.**

19. *Davis v. Anton* - Defendant's Motion to Compel Plaintiffs' Answers to Defendant's Supplemental Interrogatories Directed to Plaintiffs (Seq. 10 D) - **G. Durlowsky - E. Gavin.**
20. *Deutsche Bank National Trust Company v. Gibbons* - Motion to Reassess Damages (Seq. 40) - **M. Cantwell - M. Bowman.**
21. *DLM Mechanical, Inc. v. Irwin & Leighton, Inc.* - Motion for a Protective Order (Seq. 54 D) - **G. Linkmeyer - D. Brennan.**
22. *Do v. Allstate Insurance Company* - Plaintiff's Motion to Compel Discovery (Seq. 8 D) - **J. Solnick - D. Sereda.**
23. *Double Gold Properties, LLC GP v. TCG Delaware Valley, Inc.* - Motion to Withdraw as Counsel (Seq. 40) - **J. Marraccini - M. Conroy.**
24. *Eckert v. Eckert* - Petition to Withdraw as Counsel (Seq. 75) - **R. Hoopes - S. Rhodes.**
25. *Elmakis v. Coleman* - Defendant's Motion to Compel Plaintiffs Efrat & Itzhak Elmakis's Answers to Interrogatories, et al. (Seq. 11 D) - **B. Tabakin - K. Blake.**
26. *Encompass Insurance Company v. Lebens* - Motion to Compel Answers to Discovery (Seq. 44 D) - **P. Sandler - R. Donnelly.**
27. *Fertsch v. Ceneviva & Colibraro Group, LLC* - Motion to Compel Plaintiffs' Answers to Defendants' Discovery Requests (Seq. 27 D) - **M. Rosenberg - R. Pugh.**
28. *Fiore v. Gonzalez* - Motion to Break and Enter (Seq. 3).
29. *Fontaina v. Wexford Apartments, L.P.* - Motion for Entry of Judgment of Non Pros (Seq. 18) - **R. Wiener - J. Devlin.**
30. *Froer v. Covenant Partners, L.P.* - Motion for Protective Order (Seq. 10 D) - **A. Fellheimer - S. Halterman.**
31. *Fryberger v. Trowers* - Plaintiff's Motion to Compel Defendant to Appear for Deposition (Seq. 11 D) - **B. Mayerson - R. Ruthrauff.**
32. *Geyer v. Miller* - Petition to Withdraw as Counsel (Seq. 8) - **W. Cooper.**
33. *Gillette v. Taglianetti* - Defendant's Paul Taglianetti's Motion for Protective Order (Seq. 21 D) - **A. Swain - L. Borelli.**
34. *Hahn v. Ecybro Trucking Company* - Motion to Compel Discovery (Seq. 9) - **M. Bendo - R. Davis.**
35. *Hanson v. Adams* - Plaintiff's Motion to Compel Deposition of Don Shunk (Seq. 18-D) - **J. Fishman - J. Thome.**
36. *Imperial Towers, L.P. v. Smith Insurance Associates, Inc.* - Plaintiff's Motion to Compel Deposition of Smith Insurance Associate Inc.'s Corporate Designee (Seq. 23 D) - **K. Lange - J. Connor.**
37. *Inforzato v. Silks* - Motion to Compel More Specific Responses to Request for Production of Documents (Seq. 10 D) - **B. Ginsburg - G. Mondjack.**
38. *International Village Unit Owners Association, Inc. v. Peterson* - Petition to Break and Enter (Seq. 10) - **S. Richter.**
39. *Jackson v. Mercy Suburban Hospital* - Petition to Open Non Pros (Seq. 45).
40. *JP Morgan Chase Bank National Association v. Harrity* - Petition to Withdraw as Counsel (Seq. 20) - **M. Grenen - J. Elliott.**
41. *Justa Pizza Plus, Inc. v. Spring Mountain Ski Area* - Motion to Strike (Seq. 35) - **R. Keenan - D. Allebach.**
42. *Kaplan v. Abington Memorial Hospital* - Motion to Compel Discovery (Seq. 7 D) - **A. Paul - H. Wishnoff.**
43. *Kennedy v. Wang* - Motion to Compel Production of Expert Reports and Curricula-Vitae of Defendant Lucinda Moyer, Pa (Seq. 116 D) Only Docket #200910-645 - **M. Santangelo - J. Kilcoyne.**
44. *Kline v. Martini* - Motion to Compel Oral Deposition (Defense Witness) (Seq. 11-D) - **R. O'Shea - G. Mondjack.**
45. *Lawlor v. First Risk Advisors, Inc.* - Defendants' Renewed Motion for the Entry of Non Pros Judgment Against Plaintiff and in Favor of Defendants (Seq. 231) - **C. Weiss - M. Halpern.**
46. *Lewin v. Schoengold* - Motion of Defendant Andrew Epstein, DDS to Preclude the Production of an Expert Report (Seq. 61 D) - **R. Davitch - J. Bates.**
47. *Lewin v. Schoengold* - Motion to Preclude (Seq. 62) - **R. Davitch - J. Bates.**
48. *M&T Bank v. Grimm* - Motion to Amend Complaint (Seq. 11) - **M. Weisberg.**
49. *Major v. Cliff* - Motion to Compel IME and for Sanctions (Seq. 11 D) - **T. Gibbons - T. Delevie.**
50. *Martins v. Hernandez* - Motion to Compel Plaintiff's Production of Executed Authorizations (Seq. 250 D) - **M. Simon - J. Donnelly - A. Sherr.**
51. *McCusker v. Siegel* - Motion to Compel of Defendant (Seq. 53 D) - **R. Seidel - J. Farrell.**
52. *Menaged v. Lower Merion Township* - Motion to Compel the Deposition of Fact Witness Madeline Butler (Seq. 64 D) - **S. Cooperstein - G. Knoell - T. Bracaglia.**
53. *Menk v. Slobodzian* - Motion to Compel Plaintiff's Supplemental Discovery Responses (Seq. 25 D) - **L. Rogers - J. Livingood.**
54. *Metro Public Adjustment, Inc. v. Aycox* - Motion to Break and Enter (Seq. 9) - **J. Watson.**
55. *MJS Photo, Ltd. v. Robin Kramer & Green, LLP* - Motion to Compel Plaintiff to Respond to Defendant's Second Request for Production of Documents (Seq. 26 D) - **B. Slenn - D. Pennington.**
56. *Moore v. Bowser* - Petition to Withdraw as Counsel (Seq. 42) - **D. Onorato - C. Bowser.**
57. *Muir v. Campbell* - Motion to Compel (Seq. 45 D) - **E. Campbell.**
58. *Napier v. Rodgers* - Motion to Compel (Seq. 16 D) - **M. Simon - J. O'Rourke.**
59. *Nelson v. Abrams* - Motion to Compel Independent Medical Examination (Seq. 248 D) Only Docket #201119282 - **M. Casey - J. Farrell.**
60. *Nguyen v. Timer* - Motion to Quash Plaintiffs' Objections to Subpoenas and for Sanctions (Seq. 17 D) - **M. Simon - V. King.**
61. *O'Connor v. Teixeira* - Defendant Manuel Teixeira's Motion to Compel Plaintiff, Lisa O'Connor's Signed Authorization for Release of Medical Records (Seq. 16 D) - **M. Larosa - J. Shaffer.**
62. *O'Brien v. Bimbo Foods Bakeries Distributors* - Petition to Withdraw as Counsel (Seq. 27) - **F. Cohen - C. Wirth.**
63. *O'Mara v. Mattice* - Motion to Break and Enter (Seq. 18) - **S. Berger - J. McGarrity.**
64. *Panetta v. Phillips* - Motion to Compel Discovery (Seq. 6 D) - **A. Grutzmacher - J. Branca.**
65. *Panza v. J&L Building Materials* - Motion to Compel Discovery (Seq. 12 D) - **H. Taylor - R. Balch.**

66. Peng v. Izes - Motion to Compel Discovery (Seq. 38 D) - **J. Killino.**
67. Perelman v. Perelman - Motion for Protective Order (Seq. 125 D) - **J. Smith - J. McShea - J. McCarron.**
68. Petrik v. Main Line Periodontics and Dental Implants, P.C. - Motion to Compel of Defendants (Seq. 11 D) - **B. Smith - J. Bates.**
69. Philadelphia Insurance Company v. Cunha - Motion to Compel Plaintiff's Discovery Responses (Seq. 6 D) - **B. Lawrence - J. Branca.**
70. Pitcairn Properties Holdings, Inc. v. MWS Group Limited Partnership - Motion for Admission Pro Hac Vice of Gregory K. Need (Seq. 7 D) - **S. Shectman - B. Mather.**
71. Pollock v. Fisher - Motion for Protective Order (Seq. 4) - **J. Kaplan - R. Mennies.**
72. Powderbourne Sportmen Club, Inc. v. Andreoli - Petition to Reinstate (Seq. 49) - **G. Nester.**
73. Providence Town Center Limited v. Mida Holdings, Inc. - Motion to Compel Defendant's Corporate Designee Bardo Faizy to Appear and Testify at Deposition (Seq. 18 D) - **P. Lesser.**
74. Rogosky v. Gambone Development Company - Petition to Compel Arbitration and Request the Court to Appoint Arbitrators (Seq. 0) - **J. Quinter - A. Jenkins.**
75. Rosenwasser v. CJD, Inc. - Plaintiffs' Motion to Strike Defendants' Objections to Plaintiffs' Subpoena Directed to Anthony J. Cassar, CPA/CPA Tax Partners (Seq. 202-D) - **J. Mayers - M. Trachtman.**
76. Searles v. Research Pharmaceutical Service - Motion to Compel Defendant's Answers to Interrogatories and Request for Production of Documents (Seq. 27 D) - **M. Rosenberg - R. Pugh.**
77. Secretary of Veterans Affairs v. Roetto - Motion to Reassess Damages (Seq. 20) - **J. Krohn.**
78. Sibley v. Anchor Hocking Corporation - Motion of J. Michael Kunsch, Esquire for Admission Pro Hac Vice of Beth Schneider Naylor, Esquire (Seq. 119 D) - **E. Bleich - H. Eichenwald - J. Kunsch.**
79. Silverman v. Central Transport, Inc. - Motion for Leave to Join Additional Defendant (Seq. 142) - **B. Magen - M. Perry.**
80. Slater v. Slater - Petition to Withdraw as Counsel (Seq. 143) - **A. Stern - R. DeAngelo.**
81. Smajic v. Yahav - Plaintiff's Motion to Compel Defendant, Ricki Yahav to Answer Interrogatories and Request for Production of Documents (Seq. 27 D) - **A. Dashevsky - J. Juliana.**
82. Stempler v. Joy - Motion to Compel Attendance at Deposition Directed to Hannah and Norman Stempler (Seq. 22 D) - **D. Aaron - K. Nosari.**
83. The Yelverton Group, LLC v. PA Virtual Charter School - Petition to Strike/Vacate Judgment (Seq. 4) - **C. Booth - M. Morford.**
84. Truong v. Klebanoff - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 131 D) - **J. Colleran - D. Sherry - B. Post.**
85. Utility Line Services, Inc. v. Clearwater Construction, Inc. - Motion to Compel Defendant Clearwater Construction, Inc.'s Answer to Plaintiff's First Set of Interrogatories and First Request for Production of Documents (Seq. 10 D) - **M. Avrigian - A. Barbin.**
86. Vartanian v. Marks - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 13 D) - **A. Dashevsky - K. Baxter.**
87. Wells Fargo Bank, N.A. v. Jaffe - Motion to Amend Complaint (Seq. 18) - **A. Distasio.**
88. Wells Fargo Bank, N.A. v. Oxenford - Motion to Strike Erroneous Praecepto to Vacate Judgment, Discontinuance and End Action (Seq. 12) - **J. Lobb.**
89. Wells Fargo Financial Bank v. Curtis - Motion for Leave to Amend Complaint (Seq. 1) - **A. Zuckerman.**
90. Wesco Insurance Company v. Wise Peoples Choice of Pennsylvania, Inc. - Plaintiff's Motion to Compel Defendant to Appear at Oral Deposition.