

## 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 May 28, 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 June 25, 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.**

### Second Publication

07-25118

ALL THAT CERTAIN parcel of land, situate in **Whitemarsh Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Number 5, bounded and described according to a certain map of property of Whitemarsh Estates, made by Yerkes Engineering Company, Consulting Engineers and Surveyors dated April 24, 1966 and revised August 13, 1968 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-12, Page 8 and later revised October 28, 1966, as follows, to wit:

BEGINNING at a point on the Northwestern side of Azalea Circle (50 feet wide) said point being the 2 following courses and distances from a point of the reverse curve on the Northeasterly side of Lilac Lane (50 feet wide): (1) leaving Lilac Lane on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.22 feet to a point of tangent on the Northwestern side of Azalea Circle; and (2) North 58 degrees, 18 minutes East along the Northwestern side of Azalea Circle 86.69 feet to the point of beginning; thence extending from said point of beginning North 36 degrees, 42 minutes West, 136.61 feet to a point; thence extending North 20 degrees, 06 minutes East, 88.13 feet to a point; thence extending North 33 degrees, 08 minutes, 15 seconds East, 57.33 feet to a point; thence extending South 19 degrees, 24 minutes, 10 seconds East, 224.03 feet to a point on the Northwestern side of Azalea Circle aforesaid; thence extending Southwestwardly along the Northwestern side of Azalea Circle on the arc of a circle curving to the left having a radius of 205.00 feet the arc distance of 61.89 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara J. Horvitz and Lewis Horvitz by Deed from Eileen C. Clark dated 06/16/2006 and recorded 06/30/2006 in Deed Book 5606, Page 1716, Instrument #2006060521.

Parcel Number: 65-00-00202-00-3.

Location of property: 19 Azalea Circle, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barbara J. Horvitz and Lewis Horvitz** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-2. Debt: \$426,927.58.

**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.

08-30342

ALL THAT CERTAIN tract or lot of land, unimproved, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plans thereof prepared by Thomas H. Williams R.P.E. dated July 31, 1953 more or fully described, as follows, to wit:

BEGINNING at a stake at the intersection of the center line of Wells Street (40 feet wide) and the center line of Hillcrest Avenue (40 feet wide); thence along said Hillcrest Avenue (a portion of which is unopened) North 15 degrees, 00 minutes West, 556.35 feet to a stake in the center line of Hillcrest Avenue extended; thence along other land of grantor North 72 degrees, 28 minutes East, 100 feet to a stake in line of land belonging to the Philadelphia Electric Company; thence along said last mentioned land South 12 degrees, 43 minutes East, 565 feet to a stake in the center line of Wells Street extended (unopened) and a corner of other lands of which this was a part; thence along said grantor's land South 77 degrees, 42 minutes West, 78.29 to the first mentioned point and place of beginning.

CONTAINING 1.146 acres of land, be the same more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all that certain tract or piece of land, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania as shown on plan of survey by John V. Hoey, Registered Engineer, dated September 26, 1957 and bounded and described as follows:

BEGINNING at a point which is the intersection of the center lines of Wells Street (40 feet wide) and Hillcrest Avenue (40 feet wide); thence North 15 degrees, West along center line of Hillcrest Avenue, for a distance of 222.5 feet to a point, a corner; thence North 75 degrees, East, along other lands of Swanson of which this is now a part, for a distance of 87.21 feet to a point a corner; thence South 12 degrees, 43 minutes East along lands of the Philadelphia Electric Company for a distance of 226.35 feet to a point in the center line of Wells Street extended; thence South 77 degrees, 42 minutes West along center line of Wells Street for a distance of 78.29 feet to the point of beginning.

BEING the same premises which Nicholas James Rambo, by Deed dated 12-02-05 and recorded 12-21-05 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5583, Page 2471, granted and conveyed unto John Laporte and Elizabeth Laporte, as Tenants by Entireties, their heirs and assigns.

Parcel Number: 65-00-05653-00-6.

Location of property: 249 Hillcrest Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth Laporte and John Laporte** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of The MLM1 Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE3. Debt: \$713,759.82.

**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.

08-32361

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements about to be erected thereon, situate in **Upper Gwynedd Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Charter Oaks, made by Plum & Associates, dated 7/27/93, last revised 12/22/93 and recorded in Plan Book A-54, Page 392, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Charter Oaks Drive (54 feet wide), a corner of this and Lot No. 20 on said plan; thence extending from said point of beginning and along Southeasterly side of Charter Oaks Drive, aforesaid, North 36 degrees, 04 minutes, 00 seconds East, 128.07 feet to a point, a corner of Lot No. 19-A on said plan; thence extending along the same, and along lands now or late of Tyson, South 53 degrees, 56 minutes, 04 seconds East, 179.96 feet to a point on the Northwesterly side of Hillside Avenue (not open); thence extending along the same, South 36 degrees, 04 minutes, 24 seconds West, 128.05 feet to a point, a corner of Lot No. 20, aforesaid; thence extending along the same, North 53 degrees, 55 minutes, 36 seconds West, 179.98 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 on said plan.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Charter Oaks, made by Plum & Associates, dated 7/27/1993 last revised 12/22/1993 and recorded in Plan Book A-54, Page 392, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Charter Oaks Drive (54 feet wide), a corner of this and Lot No. 19 on said plan; thence extending from said point of beginning and along the Southeasterly side of Charter Oaks Drive, aforesaid, North 36 degrees, 04 minutes, 00 seconds East, 71.74 feet to a point on the Southwesterly side of Gwynedd Avenue (50 feet wide) (not open); thence extending along the same, South 43 degrees, 12 minutes, 00 seconds East, 55.95 feet to a point, a corner of lands now or late of Tyson; thence extending along the same, South 36 degrees, 02 minutes, 18 seconds West, 61.36 feet to a point in line of Lot No. 19 aforesaid; thence extending along the same, North 53 degrees, 56 minutes, 04 seconds West, 54.96 feet to the first mentioned point and place of beginning.

BEING Lot No. 19A on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Marengo and Joan R. Marengo, h/w, by Deed from Andrew J. Audet and Leslie M. Audet, h/w, dated 11/04/1996, recorded 12/12/1996 in Book 5170, Page 1659.

Parcel Numbers: "A" 56-00-01115-08-9 and "B" 56-00-01115-10-7.

Location of property: 1039 Charter Oaks Drive, Lansdale, PA 19446-5386.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen J. Marengo, Joan R. Marengo and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$245,217.97.

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

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

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

09-04842

ALL THAT CERTAIN tract, situate in **Upper Moreland Township**, in the property known, named and identified in the Declaration Plan referred to below as 1006 York Road Condominium of Pennsylvania, which has hereafter been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Philadelphia Department of Records of a Declaration dated January 5, 1979 and recorded on January 5, 1979 in Deed Book 4376, Page 469 and Declaration Plan dated December 12, 1978 and recorded on January 5, 1979 in Condominium Plan Book 6, Page 38 and a Code of Regulations dated December 12, 1978 and recorded on January 5, 1979 in Deed Book 4376, Page 496, being described as such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in a such Declaration).

BEING the same premises which Ruth Keeley, n/b/m Ruth Davalos, by Deed dated 06/14/06, recorded 07/28/08 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 05610, Page 363, granted and conveyed unto Ruth Davalos.

Parcel Number: 59-00-19661-31-4.

Location of property: 1006 North York Road, Condominium 25, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ruth A. Davalos a/k/a Ruth A. Keeley** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7. Debt: \$92,598.81. **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.

09-25258

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

BEGINNING at a point on the Northeasterly side of Airy Street at the distance of 33 feet Northwesterly from the Northerly corner of said Airy and Norris Streets, a corner of this and brick house owned by Henry C. Cressman; thence through the middle of the partition wall between said houses, Northeasterly parallel with said Norris Street 100 feet to a stake a corner; thence by land now or late of William Churchburteon, Northwesterly parallel which said Airy Street 33 feet, 8 inches to a stake, a corner of this and now or late of Andrew Rancon; thence by the same Southwesterly parallel with said Norris Street 100 feet to the Northwest side of Airy Street aforesaid; thence along the said side of said street, Southeasterly 33 feet, 8 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawton Delisser by Deed from Julio Alvarez and Irma Bernites dated October 31, 2005 and recorded December 2, 2005 in Deed Book 5581, Page 1303.

Parcel Number: 13-00-01140-00-8.

Location of property: 133 West Airy Street, Norristown, PA 19401-4706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lawton Delisser and The United States of America, c/o the United States Attorney for the Eastern District of Pennsylvania** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I, Inc. Trust 2006-HE2, Mortgage Pass-Through Certificates, Series 2006-HE2. Debt: \$174,311.37.

**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.

09-38525

ALL THAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey thereof, made by Myers Richardson Associates, Civil Engineers, as follows:

BEGINNING at a point on the Southwest side of Twelfth Avenue (80 feet wide) at the distance of 473 feet Southeasterly from the Southeast side of Jones Street (66 feet wide); thence extending along said Southwest side of Twelfth Avenue, Southeasterly 20.5 feet to a point a corner of premises commonly known as 449 Twelfth Avenue; thence extending along said premises Southwesterly 108.4 feet to a point on the Northeast side of an alley 20 feet in width; thence extending along Northeast side of said alley Northwesterly 20.5 feet to a point a corner of premises commonly known as 445 East Twelfth Avenue; thence extending along said premises Northeasterly the line for a portion of the distance passing through the center of the partition wall dividing the house erected on these premises from the house erected on the adjoining premises 108.4 feet to the first mentioned point and place of beginning.

BEING the same premises which Gary McCurdy and Kathleen McCurdy, by Deed dated 11/16/06 and recorded 04/23/08, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5690, Page 378, granted and conveyed unto Vincent Craven.

Parcel Number: 05-00-11592-00-4.

Location of property: 447 East 12th Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vincent Craven** at the suit of JP Morgan Chase Bank, N.A., as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation Acting as Receiver, f/k/a Washington Mutual Bank, F.A. Debt: \$253,140.43.

**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.

09-42626

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon, situate at Bala in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by John H. Dager, Civil Engineers, in October 1902, to wit:

BEGINNING at a point in the middle line of Union Avenue (forty feet wide) at the distance of ninety-five and two one-hundredths feet Southwestwardly from the point of intersection of the middle lines of Union Avenue with Bryn Mawr Avenue, it being a corner of the lot above described; thence along said lot South twenty-four degrees, East one hundred twenty-seven feet to a stone, it being a corner of this and land of William T. Donaldson, M.D., also a corner of other lands of Anna Jones, South sixty-six degrees, West thirty feet to a stake, a corner of land of W.A. Gillespie; thence by said land of W.A. Gillespie North twenty-four degrees, West one hundred twenty-seven feet to the middle line of Union Avenue aforesaid; thence along the middle line of Union Avenue, North sixty-six degrees, East thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Deuber and Margaret Deuber, h/w, by Deed from John Deuber, dated 12/04/2001, recorded 02/06/2002 in Book 5394, Page 1971.

BY VIRTUE of the death of John Deuber on 03/28/2013, Margaret Deuber became the sole owner of the mortgaged premises as Surviving Tenant by the Entireties.

Parcel Number: 40-00-62600-00-9.

Location of property: 102 Union Avenue, Bala Cynwyd, PA 19004-3130.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret Deuber** at the suit of Nationstar Mortgage, LLC. Debt: \$193,266.02.

**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.

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10-13325

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Building Lots of Harley Manor, made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania dated April 12, 1958 and last revised December 12, 1963, as follows, to wit:

BEGINNING at a point on the Southeast side of Hunsberger Lane (50 feet wide) measured the three (3) following courses and distances along the same from a point of intersection with the center line of Spring House-Sumneytown Pike (Route No. 63): (1) North 47 degrees, 51 minutes East, 102.22 feet to a point; (2) North 45 degrees, 49 minutes East, 251.76 feet to a point; and (3) North 48 degrees, 25 minutes East to a point; (3) North 48 degrees, 25 minutes East, 37.71 feet to the point of beginning; thence from the point of beginning and along the said Southeast side of Hunsberger Lane, North 48 degrees, 25 minutes East, 125.00 feet to a point, a corner of Lot No. 31; thence along Lot No. 31, South 41 degrees, 35 minutes East, 299.54 feet to a point in line of land of Isaiah T. Landes; thence along said land, South 48 degrees, 25 minutes West, 125.00 feet to a point, a corner of Lot No. 33; thence along Lot No. 33, North 41 degrees, 35 minutes West, 299.54 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN E. Dale Renner, Jr. and Katherine A. Renner, h/w, by Deed from Coleen O. Shronk, widow, dated 06/30/2003, recorded 07/18/2003 in Book 5465, Page 280.

Parcel Number: 50-00-01189-00-3.

Location of property: 270 Hunsberger Lane, Harleysville, PA 19438-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **E. Dale Renner, Jr. and Katherine A. Renner** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$196,188.46.

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

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

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

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10-15803

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Wyncote Hills, made for Evans Construction Company by George B. Mebus, Engineers, Glenside, Pennsylvania, on 1/17/1956 and last revised 9/4/1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Redwood Lane (formerly Evans Lane) (50 feet wide) measured the three following courses and distances from the point formed by the intersection of the Westerly side of Redwood Lane (50 feet wide) with the Northerly side Gribbel Road (50 feet wide) (both lines produced): (1) extending from said point of intersection North 67 degrees, 31 minutes West, 63.98 feet to a point of curve; (2) on a line occurring to the left having a radius of 165 feet, the arc distance of 120.95 feet to a point of tangent; and (3) North 48 degrees, 31 minutes West, 35.68 feet to the point and place of beginning; thence extending from said beginning South 41 degrees, 29 minutes West, 79.05 feet to a point; thence extending South 83 degrees, 9 minutes, 15 seconds West, 114 feet to a point; thence extending North 68 degrees, 1 minute West, 101.10 feet.

BEING the same premises that Walter W. Reeder and Lydia H. Reeder, by Deed dated 4/13/2006 and recorded 4/20/2006 in the County of Montgomery (Book 5597, Page 2542) (as Document No. 2006046227) granted and conveyed unto Walter W. Reeder, married, his heirs and assigns, in fee.

Parcel Number: 31-00-22816-00-4.

Location of property: 1516 Redwood Lane, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Walter W. Reeder and United States of America** at the suit of Wells Fargo Bank, N.A., as Certificate Trustee (not in its Individual Capacity but Solely as Certificate Trustee), in Trust for Registered Holders of VNT Trust Series 2010-2. Debt: \$427,326.81.

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

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

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

10-17832

ALL THAT CERTAIN lot or piece of ground, with dwelling thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R.E., as follows, to wit:

BEGINNING on the Southwest side of Ivy Lane (50 feet wide) at a corner of the herein described property now or late of Pottstown Home Builders, said point of beginning being South 45 degrees, 42 minutes East, 200 feet from the Southeastern property line intersection of North Keim Street and Ivy Lane as projected; thence from said point of beginning continuing along property now or late of Pottstown Home Builders, South 44 degrees, 18 minutes West, 150 feet to a point; thence along property now or late of Donald M. Ferguson, et ux., and along a portion of Lot 6 and all of Lot 5 on said plan, North 45 degrees, 42 minutes West, 200 feet to a point on the Southerly side of North Keim Street; thence continuing along the Southerly side of North Keim Street, North 44 degrees, 18 minutes East, 128 feet to a point of curve; thence along said curve bearing to the right having a radius of 22 feet a distance along the curve of 34.56 feet to a point on the Southwest side of Ivy Lane; thence continuing along said Ivy Lane South 45 degrees, 42 minutes East, 178 feet to the place of beginning.

BEING all of Lot #9 and the Southwest 60 feet of Lot #10 on a Plan of Crestwood.

Parcel Number: 42-00-02026-00-2.

Location of property: 1010 Ivy Lane, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Douglas B. Breidenbach and United States of America** at the suit of Pottsgrove School District. Debt: \$12,321.56.

**James R. Wood**, Attorney.

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

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

10-27198

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated January 23, 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Shoemaker Avenue (40 feet wide) at the distance of 60 feet measured on a bearing of North 84 degrees, 51 minutes West along the said side of Shoemaker Avenue from a drill hole on the Northwesterly corner of Leedom Street (35 feet wide) and Shoemaker Avenue (40 feet wide); thence extending North 84 degrees, 51 minutes West, 29.45 feet to a point; thence North 5 degrees, 9 minutes East, passing thru the center line of a party wall, 127.50 feet to a point; thence extending South 84 degrees, 51 minutes East, 29.45 feet to a point a corner of Lot No. 16 on the above mentioned plan; thence extending along the same South 5 degrees, 9 minutes West, 127.50 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 foot wide driveway leading from the Northeasterly end of the above premises Southeastwardly into Leedom Street and more particularly described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Leedom Street (35 feet wide) at the distance of 119.50 feet measured on a bearing of North 5 degrees, 9 minutes East from a drill hole on the Northwesterly corner of Leedom Street (35 feet wide) and Shoemaker Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Leedom Street 8 feet and extending Northwesterly of that width in length or depth between parallel lines at right angles with the said Leedom Street 60 feet.

BEING the same premises which Richard T. Mitchell, married, by Deed dated 11/15/06 and recorded 11/15/2006 in Book 5624, Page 955 granted and conveyed unto Richard T. Mitchell, single.

Parcel Number: 10-00-03620-00-6.

Location of property: 611 Shoemaker Avenue, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard T. Mitchell** at the suit of Citimortgage, Inc. Debt: \$236,757.50.

**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.

10-28732

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of 'Greenbriar' for Gambone Brothers Development Company, by Bursich Associates Inc., dated August 26, 1993, last revised October 1, 1998, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-58, Page 76, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hawthorne Avenue (50.00 feet wide), at a corner of Lot Number 13, as shown on said plan and which point is measured the four following courses and distances from a point of curve, marked by a concrete monument on the Northwesterly side of Lois Lane (50.00 feet wide), viz: (1) leaving the said Northwesterly side of Lois Lane on the arc of a curve, curving to the left, having a radius of 15.00 feet, the arc length of 23.56 feet to a point of tangent, marked by a concrete monument on the Southwesterly side of Hawthorne Avenue, aforesaid;



(2) thence extending North 49 degrees, 53 minutes, 44 seconds West, along the said Southwesterly side of Hawthorne Avenue, the distance of 61.77 feet to a point of curve, marked by a concrete monument on the same; (3) thence extending in a Northwestwardly to Westwardly to Southwestwardly direction, along the Southwesterly, Southerly and Southeasterly sides of Hawthorne Avenue, aforesaid, on the arc of a curve, curving to the left, having a radius of 250.00 feet, the arc length of 389.25 feet to a point of tangent, marked by a concrete monument on the said Southeasterly side of Hawthorne Avenue; and (4) thence extending South 40 degrees, 53 minutes, 46 seconds West, along the said Southwesterly side of Hawthorne Avenue, the distance of 25.13 feet to the point of beginning; thence extending from said point of beginning South 49 degrees, 06 minutes, 14 seconds East, along Lot Number 18, aforesaid, the distance of 180.75 feet to a point, a corner in line of Lot Number 14, as shown on said plan; thence extending South 40 degrees, 06 minutes, 16 seconds West, partly along Lot Number 14, and also along Lot Number 13, as shown on said plan, the distance of 136.33 feet to a point, a corner in line of lands now or late of Schueck, as shown on said plan; thence extending North 23 degrees, 48 minutes, 25 seconds West, along lands of Schueck, the distance of 202.00 feet to a concrete monument on the said Southeasterly side of Hawthorne Avenue; thence extending North 40 degrees, 53 minutes, 46 seconds East, along the said Southeasterly side of Hawthorne Avenue, the distance of 50.00 feet to the first mentioned point on the same, at a corner of the aforesaid Lot Number 18 and place of beginning.

BEING Lot Number 19, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Leo F. Butcher, Jr. and Brenda D. Butcher, h/w, by deed from Pikeland Estates, Inc., a Pennsylvania Corporation, acting herein by and through its Attorney-in-Fact William B. Murdoch duly constituted and appointed by Power of Attorney dated September 23, 1999, recorded at Norristown, Montgomery County, Pennsylvania, in Power of Attorney Book 202, Page 11, dated 11/28/2006, recorded 12/06/2006 in Book 5626, Page 2498.

Parcel Number: 32-00-02592-03-1.

Location of property: 122 Hawthorne Avenue, Gilbertsville, PA 19525-8860.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leo F. Butcher, Jr. and Brenda D. Butcher** at the suit of LoanCare a Division of FNF Servicing, Inc. Debt: \$332,611.63.

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

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

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

10-30627

ALL THAT CERTAIN lot or piece of land,, with buildings thereon, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Survey of R. E. Young, R.P.S., as follows, to wit:

BEGINNING at an iron pipe marking the Southeastern corner of the H. M. Hopkins, Lots, on the Northern side of a private right-of-way leading to the Collegeville Road and distant 233 feet from the center thereof; thence along the Northern side of the said private right-of-way and a public road laid out 33 feet wide, South 62 degrees, 30 minutes East, 90 feet to an iron pin, a corner of the property of Nellie M. and John E. Brower; thence along the same North 27 degrees, 30 minutes East, 150 feet to an old iron pin on the Southern side of a proposed but unopened public alley; thence along the same North 62 degrees, 30 minutes West, 72.7 feet to an iron pin set on the rear line of its aforesaid Hopkins Lots; thence along the same South 34 degrees, 5 minutes West, 151.1 feet to the place of beginning.

CONTAINING 12,053 square feet of land be the same more or less.

Parcel Number: 61-00-00769-00-7.

Location of property: 206 Brower Road, Phoenixville, PA 19460.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William Kulkulka a/k/a William Kukulka** at the suit of Wells Fargo Bank, N.A. Debt: \$215,188.97.

**Denise Carlon**, Attorney.

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

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

10-35984

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

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

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

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

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

Location of property: 22 Hillside Avenue, Souderton, PA 18964-1706.

The improvements thereon are: Residential property.

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

**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.

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10-36900

ALL THAT CERTAIN parcel of land located on the Southwesterly side of Buchert Road (ultimate r/w 64 feet) and on the Northerly side of Jane Lane (52 feet wide), situated in **New Hanover Township**, Montgomery County, Pennsylvania and being Lot No. 2, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 985- 2C dated April 17, 1979 as last revised. Bounded on the North by Lot No. 1 of said plan, on the East by Buchert Road, on the South by Jane Lane, and on the West by Lot 15 of the said plan being more fully described, as follows:

BEGINNING at a point on the Southwesterly side of Buchert Road, a corner of this and Lot No. 1 of the said plan being located North 41 degrees, 16 minutes, 04 seconds West, 131.61 feet from the point of a curve on the Northwesterly side of Jane Lane (52 feet wide); thence from the point of beginning, continuing along the Southeasterly side of Buchert Road, South 41 degrees, 10 minutes, 04 seconds East, 131.81 feet to a point of curve; thence along a line curving to the right along Jane Lane, having a radius of 8.00 feet, an arc distance of 12.46 feet, and a chord distance and bearing of South 3 degrees, 21 minutes, 58 seconds West, 11.24 feet to a point of tangent on the Northerly side of Jane Lane; thence still along Jane Lane, South 48 degrees, West 181.15 feet to a point, a corner of this and Lot No. 15 of the said plan; thence along Lot No. 15, leaving Jane Lane, North 42 degrees, West 139.50 feet to a point, a corner of this and Lot No. 1 of the said plan; thence along Lot No. 1, North 48 degrees, East 190.83 feet to the point of beginning.

Parcel Number: 47-00-00765-50-2.

Location of property: 2549 Jane Lane, Gilbertsville, PA, 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jack C. Frey, III, Lecia Frey, husband and wife and United States of America** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-BNC3. Debt: \$270,528.11.

**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.

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10-36926

ALL THAT CERTAIN parcel or tract of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a final plan of Section R1, Sunnybrook Village, by Gilmore and Associates, Inc. and recorded 07/31/2002 in Plan Book L6, Page 140, as follows, to wit:

BEGINNING at a point of curve on the Northerly side of Creekside Drive a corner of this and Lot Number 2 as shown on the above mentioned plan; thence along Lot Number 2 North 20 degrees, 39 minutes, 40 seconds East, 106.60 feet to a point; thence South 69 degrees, 20 minutes, 20 seconds East, 24.00 feet to a point a corner of Lot Number 4 on said plan; thence along the same South 20 degrees, 39 minutes, 40 seconds West, 105.00 feet to a point on the Northerly side of Creekside Drive, aforesaid; thence along the same the (2) following courses and distances: (1) North 73 degrees, 19 minutes, 57 seconds West, 1.07 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 165.00 feet the arc distance of 23.00 feet to the first mentioned point and place of beginning.

Parcel Number: 42-00-01101-02-7.

Location of property: 5 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling/townhouse.

Seized and taken in execution as the property of **Michael McAuliffe and Erin McAuliffe, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$176,998.01.

**Joel A. 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.

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11-01503

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Marlborough Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made March 12, 1947 by Smith and Brunner, Registered Surveyors, as follows, to wit:

BEGINNING at a point on the Easterly side of Sumneytown and Geryville Road, a corner of this and land now or late of Melvin Kline; thence along said side of said road North nineteen degrees, forty-five minutes East, one hundred twenty-five feet to a point, a corner of land now or late of Frank Schaeffer; thence along said Schaeffer's land North eighty degrees, East four hundred eighteen and twenty-seven feet to a point, a corner of said Melvin Kline's land; thence along the same South six degrees, East one hundred feet to a point, a corner; thence still along said Kline's Land South seventy-nine degrees, West four hundred seventy-five feet to the place of beginning.

BEING the same premises which Malay A. Desai, by Deed dated January 10, 2007 and recorded March 7, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5638, Page 00182, granted and conveyed unto James Owens and Sharon M. Sillars, as Joint Tenants With the Right of Survivorship.

Parcel Number: 45-00-00649-00-8.

Location of property: 4327 Geryville Pike, Green Lane, PA 18054.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James Owens and Sharon M. Sillars a/k/a Sharon Sillars, as Joint Tenants With the Right of Survivorship** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA2, Debt: \$249,099.33.

**Ashleigh L. 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.

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11-01541

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

BEGINNING on the South side of Lincoln Avenue, a corner of this and Lot No. 141; thence by the same Southerly 140 feet to Spruce Alley; thence by the same Easterly 30 feet to a corner of Lot No. 143; thence by the same Northerly 140 feet to Lincoln Avenue, aforesaid; thence by the same Westerly 30 feet to the place of beginning.

BEING Lot No. 142 in Plan of Mintzer's Addition to the Borough of Pottstown.

Parcel Number: 16-00-18772-00-4.

Location of property: 432 Lincoln Avenue, Pottstown, PA.

The improvements thereon are: R-Duplex residential dwelling.

Seized and taken in execution as the property of **Lakisha D. Gibbons, Administratrix of the Estate of Edward Johnson and United States of America** at the suit of Pottstown School District. Debt: \$2,354.79.

**James R. Wood**, Attorney.

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

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

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11-10739

ALL THAT CERTAIN parcel of land known as Unit 311, Pine Tree Court, Maple Glen Village, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania as shown on an "As-Built" Plan of House 311 prepared by Bursich Associates, Inc., drawing No. 061334- 311 Pinetree Court, dated February 3, 1988, said parcel being more fully bounded and described, as follows:

BEGINNING at a point the Northeasterly corner of Unit 311, said point being situated the six (6) following courses and distances from the intersection of the center line of Maple Glen Circle with the center line of Pinetree Court: (1) along a curve concave Southerly having a radius of 270.00 feet and an arc distance of 43.28 feet; (2) South 85 degrees, 00 minutes, 00 seconds West, 64.38 feet; (3) along a curve concave Southerly having a radius of 200.00 feet and an arc distance of 18.31 feet; (4) South 01 degrees, 14 minutes, 40 seconds East, 57.97 feet; (5) South 80 degrees, 31 minutes, 37 seconds West, 20.00 feet; and (6) South 09 degrees, 20 minutes, 23 seconds East, 2.00 feet; thence from said point of beginning and extending through the party wall of Unit 310 and partly along lands of Maple Glen Village, South 09 degrees, 28 minutes, 23 seconds East, 33.40 feet; thence along lands of Maple Glen Village, South 80 degrees, 31 minutes, 37 seconds West, 20.00 feet; thence continuing along lands of "Maple Glen Village and through the party wall of Unit 312, North 09 degrees, 28 minutes, 23 seconds West, 33.40 feet; thence along lands of Maple Glen Village, North 80 degrees, 31 minutes, 37 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING Unit 311 Pinetree Court as shown on the "As Built" Plan.

BEING the same premises which Joanne M. Fletcher, by Deed dated December 27, 2000 and recorded January 12, 2001 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5346, Page 1259, granted and conveyed unto Albert N. Moore, Jr.

Parcel Number: 42-00-03279-60-3.

Location of property: 311 Pinetree Court, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Albert N. Moore, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$182,143.08.

**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.



11-10960

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

BEGINNING at a point on the original center line of Meetinghouse Road (33 feet wide) (but since widened 13.5 feet on the Northwesterly side to the Northwesterly side to the present width of 46.50 feet in this area) said point being at a distance of 121.41 feet measured, North 70 degrees, 44 minutes, 30 seconds East along the said center line of Meetinghouse Road from an angle point in the said center line said angle point being at the distance of 710.97 feet measured, North 65 degrees, 11 minutes, 30 seconds East along the said center line of Meetinghouse Road from the point of intersection which the said center line of Meetinghouse Road makes with the center line of Leopard Road (40 feet wide); thence from the first mentioned point and place of beginning and passing through Lot 25 of which this is a part on the plan of Frazier Tract, approved by this Board of Township Commissioners of the Township of Abington June 8, 1950 and recorded in the Office of the Recording of Deeds at Norristown, Pennsylvania in Deed Book 2084, Page 601 June 24, 1950, North 21 degrees, 29 minutes, 31 seconds West, 260.16 feet to a point on the rear line of land now or late of John F. O'Neill, North 66 degrees, 54 minutes, 17 seconds East, 144 feet to a corner stone said corner stone being a common corner of land now or late of John F. O'Neill and land now or late of Caleb F. Fox and Lot 25 on the aforementioned plan; thence along the Southwesterly line of land now or late of Caleb F. Fox on the said plan, South 18 degrees, 51 minutes East, 269.60 feet to a point in the original center line of Meetinghouse Road; thence along the original center line of Meetinghouse Road, South 70 degrees, 44 minutes, 30 seconds West, 131.61 feet to the place of beginning.

BEING part of Lot 25.

BEING the same premises which John Allison and Yvonne Allison, husband and wife, by Deed dated June 25, 2006 and recorded July 21, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05609, Page 0565, granted and conveyed unto Wilbert Tasco, Jr. and Robin M. Tasco, husband and wife, as Tenants by Entireties.

Parcel Number: 30-00-42800-00-1.

Location of property: 956 Meetinghouse Road, Rydal, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robin M. Tasco a/k/a Robyn M. Tasco and Wilbert Tasco, Jr., husband and wife, as Tenants by Entireties** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-1, Trust, Home Equity Asset-Backed Certificates, Series 2007-1. Debt: \$756,387.39.

**Joel A. 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.

11-12723

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania and described according to two certain plans thereof, one thereof known as "Plan of Lots Part of the Estate of James Krewson" made by Haggerty, Boucher and Hagan Inc., Engineers dated July 1956 and last revised September 1957 and the other thereof known as "Plan of Subdivision Part of the Estate of James Krewson" made by Haggerty, Boucher and Hagan Inc., Engineers dated November 30, 1955 and revised November 14, 1956 said last mentioned plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-2, Page No. 140, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Yew Road (50 feet wide), said point being the 7 following courses and distances from a point of curve on the Southeasterly side of Church Road (46.50 feet wide): (1) leaving Church Rd on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Yew Road (40 feet wide); (2) South 20 degrees, 31 minutes, 30 seconds East along the Southwesterly side of Yew Road (40 feet wide) 40.00 feet to a point of curve in the same; (3) Southeastwardly along the Southwestwardly side of Yew Road (40 feet wide) on the arc of a circle curving to the right having a radius of 585.00 feet the arc distance of 79.98 feet to a point of tangent in the same; (4) South 12 degrees, 41 minutes, 30 seconds East along the Southwestwardly side of Yew Road (40 feet wide) 3.81 feet to a point; (5) South 69 degrees, 28 minutes, 30 seconds West, 5.04 feet to a point on the Southwesterly side of Yew Road (50 feet wide); (6) South 12 degrees, 41 minutes, 30 seconds East along the Southwesterly side of Yew Road (50 feet wide) 137.96 feet to a point of curve in the same; and (7) Southeastwardly along the Southwesterly side of Yew Road on the arc of a circle curving to the left having radius of 300.00 feet the arc distance of 3.50 feet to the place of beginning; thence extending from said point of beginning Southeastwardly along the Southwesterly side of Yew Road on the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 70.00 feet to a point; thence extending South 63 degrees, 16 minutes, 16 seconds West, 144.98 feet to a point; thence extending North 20 degrees, 31 minutes, 30 seconds West, 85.50 feet to a point; thence extending North 69 degrees, 28 minutes, 30 seconds East, 144.72 feet to the first mentioned point of place of beginning.

BEING Lot Number 18 as shown on the plan dated July 19, 1956 and last revisited September, 1957.

Parcel Number: 31-00-29902-00-1.

Location of property: 160 Yew Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jehan Kuttub and United States of America** at the suit of School District of Cheltenham Township. Debt: \$7,715.81.

**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.

11-26597

ALL THOSE CERTAIN lots of ground, being Lots Nos. 45 and 46 on a Plan of Swartley Tract, situate on the Northwestern side of Washington Avenue at the distance of three hundred feet Southwesterly from the Southwesterly side of West Street in **Upper Gwynedd Township**, Montgomery County, Pennsylvania; thence Southwesterly on said Washington Avenue for a distance of one hundred feet, and of that width extending in length or depth between lines parallel with said West Street the distance of one hundred eighty feet to a twenty feet wide alley.

Parcel Number: 56-00-09223-00-9.

Location of property: 512 Washington Avenue a/k/a West Washington Avenue, North Wales, PA 19454-2616.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Nancy E. Sante and George T. Walters, II, as Joint Tenants With the Right of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$202,096.97.

**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.

11-26680

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Summit" (formerly known as Brookwood Subdivision Phase II) drawn by Barry Isett & Associates, Consulting Engineers and Surveyors, P.C., Trexlertown, Pennsylvania, Job No. 00197.10 dated August 22, 1997, last revised March 7, 2000 and recorded in Plan Book A-59, Page 152-156, as follows, to wit:

BEGINNING at a point on the Southerly side of Stuart Drive, said point of beginning is being at a point a corner of Lot No. 7 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 7, South 18 degrees, 17 minutes, 59 seconds East, 150.00 feet to a point in line of Lot No. 1 as shown on said plan; thence extending along the line of said Lot No. 1, South 71 degrees, 42 minutes, 01 seconds West, 100.00 feet to a point a corner of Lot No. 5 as shown on said plan; thence extending along the line of said Lot No. 5, North 18 degrees, 17 minutes, 59 seconds West, 150.00 feet to a point on the Southerly side of Stuart Drive, aforesaid; thence extending along the said Southerly side of Stuart Drive, North 71 degrees, 42 minutes, 01 seconds East, 100.00 feet to a point a corner of Lot No. 7, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

Parcel Number: 42-00-04825-60-5. Block 21 C, Unit 4.

Location of property: 1018 Stuart Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Johnson Adedinsewo** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,337.55.

**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.

11-28272

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Upland Village made by Coventry Associated, dated January 27, 1978, said plan being recorded in Plan Book A-44, Page 235 A, B and C, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Upland Street (50 feet wide), said point being a corner of Lot 29 on said plan; thence extending from side point of beginning and along the Southeasterly side of Upland Street the two following courses and distances: (1) North 39 degrees, 46 minutes, 01.6 seconds East, 6.00 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 35.92 feet to a point, a corner of Lot 27; thence extending along same South 47 degrees, 25 minutes, 26.5 seconds East, 103.30 feet to a point; thence extending South 48 degrees, 08 minutes, 31.8 seconds West, 31.10 feet to a point; thence extending South 39 degrees, 46 minutes, 01.6 seconds West 6.00 feet to a point a corner of Lot 29; thence extending along same North 50 degrees, 13 minutes, 58.4 seconds West, 100.00 feet to a point on the Southeasterly side of Upland Street, said point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jaclyn M. Ruyak and Christopher J. Ruyak, by Deed from Jaclyn M. Ruyak and Christopher J. Ruyak, dated 05/02/2007, recorded 07/12/2007 in Book 5655, Page 124.

Parcel Number: 16-00-29665-32-5.

Location of property: 632 Upland Street, Pottstown, PA 19464-5183.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chris Ruyak a/k/a Christopher J. Ruyak and Jaclyn M. Ruyak** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$172,719.25.

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

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

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

11-28461

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, being known as Lot No. 136 and the Southerly 25 feet of Lot 137 Clearview Street, situate in the Ninth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clearview Street (50 feet wide) at the corner of the herein described lot and Lot No. 135, property now or late of Paul H. Knauer, et ux.; thence continuing along said Clearview Street North 38 degrees, 12 minutes East, 75 feet to a point; thence through the center line of Lot No. 137; South 51 degrees, 48 minutes East (passing over a 5 foot wide utility easement) 100 feet to a point; thence along property now or late of E. Linwood Drumheller which line also continues along the Southeasterly side of said utility easement; South 38 degrees, 12 minutes West, 75 feet to a point; thence along Lot 135 and repassing over said 5 foot wide utility easement, North 51 degrees, 48 minutes West, 100 feet to a point on the Southeasterly side of Clearview Street the place of beginning.

Parcel Number: 16-00-06728-00-6.

Location of property: 506 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kevin H. Kenna, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$185,190.84.

**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.

11-28732

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision of "The Estates at Indian Creek" for Bonbrit Development Corporation, Inc., by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated April 4, 1995, last revised December 6, 1995 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-56, Page 124, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Arrowhead Lane (50.00 feet wide) at a corner of Lot No. 12 as shown on said plan and which point is measured the four following courses and distances from a point of curve on the Northwesterly side of Indian Creek Road (T-431) (60.00 feet wide) viz: (1) leaving the said Northwesterly side of Indian Creek Road on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc distance of 41.09 feet to a point of tangent on the said Northeasterly side of Arrowhead Lane; (2) thence extending North 62 degrees, 08 minutes, 30 seconds West along the said side of Arrowhead Lane, the distance of 71.70 feet to a point of curve on the same; (3) thence extending Northwestwardly along the said Northeasterly side of Arrowhead Lane on the arc of a curve, curving to the right, having a radius of 300.00 feet the arc distance of 86.15 feet to a point of tangent on the same; and (4) thence extending North 45 degrees, 41 minutes, 21 seconds West along the said Northeasterly side of Arrowhead Lane, the distance of 255.00 feet to a point a corner of Lot No. 10, as shown on said plan; thence extending North 44 degrees, 18 minutes, 39 seconds East along Lot No. 10, the distance of 322.45 feet to a point, a corner of the same; thence extending South 44 degrees, 53 minutes, 49 seconds East partly along Lot No. 10 and also along Lot No. 12, aforesaid, the distance of 251.11 feet to a point, a corner of said Lot No. 12; thence extending along Lot No. 12, the two following courses and distances, viz: (1) extending South 42 degrees, 00 minutes, 00 seconds West the distance of 97.06 feet to an angle point, a corner; and (2) thence extending South 44 degrees, 18 minutes, 39 seconds West the distance of 222.00 feet to the first mentioned point on the said Northeasterly side of Arrowhead Lane and place of beginning. The Southeasterly portion thereof containing part of the bed of a certain 30.00 feet wide sanitary sewer easement and the entire bed of a certain 20.00 feet wide storm sewer easement, both as shown on said plan.

BEING Lot No. 11 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sukhchain Singh, by Deed from Weichert Relocation Resources, Inc., a New Jersey Corporation, dated 09/15/2006, recorded 12/20/2006 in Book 5628, Page 1664.

Parcel Number: 50-00-00056-00-2.

Location of property: 817 Arrowhead Lane, Harleysville, PA 19438-2141.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sukhchain Singh** at the suit of Wells Fargo Bank, N.A. Debt: \$458,868.12.

**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.

11-31187

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan of "Parkview Gardens" made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on June 10, 1961 and revised September 8, 1961, described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Duncan Drive (30 feet wide) which point is measured on the arc of a circle curving to the left, having a radius of 2072.86 feet, the arc distance of 343.63 feet from a point which point is measured South 38 degrees, 51 minutes, 00 seconds West, 300 feet from a point, which point is measured on the arc of a circle curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet from a point on the Southwesterly side of Burn Brae Drive (50 feet width).

CONTAINING in front or breadth on said Duncan Drive, 80 feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Duncan Drive, 150 feet.

BEING the same premises which Philip Marx and Sheryl Marx, husband and wife, by Deed dated December 18, 1992 and recorded February 3, 1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5032, Page 1808, granted and conveyed unto Ernest Glazer and Karen Glazer, husband and wife, as Tenants by the Entirety. Parcel Number: 54-00-05695-00-2.

Location of property: 1224 Duncan Drive, Dresher, PA 19025.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ernest Glazer and Karen Glazer** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Equifirst Mortgage Loan Trust 2003-2, Asset-Backed Certificates, Series 2003-2, by its Attorney in Fact, Ocwen Loan Servicing, LLC. Debt: \$313,989.15.

**Andrew J. Marley**, Attorney.

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

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

11-32117

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 83 in a Plan of 69 Town Lots laid out and filed in the Recorder's Office at Norristown known as "Rahn Heights Building Lots", and bounded and described, as follows:

BEGINNING on the Southeast corner of Washington and Oaks Street; thence Eastward on the South side of Washington Street 200 feet to the West side of Cherry Alley; thence Southward 260 feet more or less to a line of John S. Hunsicker's land; thence by the same North 46 degrees, 12 minutes West, 294 feet to the East side of Oaks Street; thence along the same Northward 43 feet, 6 inches to the place of beginning.

CONTAINING one hundred ten square perches of land, more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by John E. Burkhardt, Registered Surveyor, North Wales, Pennsylvania dated April, 1955, as follows, to wit:

BEGINNING at a point on the South side of Washington Street a corner of land or late of J. Howard Chittick of which this is a part (said point being at the distance of seventy-nine feet Southwestwardly from the intersection of the South side of said Washington Street with the West side of Cherry Alley); thence extending along said land South three degrees, fifty-three minutes, thirty seconds East, one hundred seventy-six and forty-four one-hundredths feet to a point; thence extending North forty-six degrees, twelve minutes West, one hundred seventy-nine feet and seventy-six one-hundredths feet to point; thence extending North three degrees, fifty-three minutes, thirty seconds West, forty-three feet and five-tenths feet to a point on the South side of said Washington Street; and thence extending along the same North eighty-six degrees, six minutes, thirty seconds East, one hundred twenty-one feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gregory Perrone by Deed from Ray H. Jackson and Helen M. Jackson, husband and wife dated August 2, 1994 and recorded August 5, 1994 in Deed Book 5086, Page 1806.

Parcel Number: 48-00-02380-00-2.

Location of property: 260 Washington Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory Perrone** at the suit of First Niagara Bank, N.A. s/b/m/t Harleysville National Bank and Trust Company. Debt: \$190,216.82.

**Marc S. Weisberg**, Attorney.

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

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

11-35111

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery, State of Pennsylvania, described according to a subdivision plan made of Blue Bell Run, Inc. for C. Edward Zimmerman and Merrill K. Zimmerman by Yerkes Associates, dated 11/9/1979 and last revised 4/28/1982, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Plowshare Road (50 feet wide) said point being measured the (2) following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Southwesterly side of Angus Circle and the Southeasterly side of Plowshare Road: (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 21.49 feet to a point of tangent on the Southeasterly side of Plowshare Road; and (2) along same South 3°, 30' West, 119.64 feet to a point a corner of Lot No. 95 and place of beginning; thence leaving the Southeasterly side of Plowshare Road and along Lot No. 94 and Lot No. 93, South 86°, 30' East, 178.73 feet to a point in line of lands now or late of Charles Olson; thence along said lands South 28°, 31', 55" West, 112.54 feet to a point a corner of Lot No. 97 North 76°, 57' West, 139.63 feet to a point on the Southeasterly side of Plowshare Road; thence along the Southeasterly side of Plowshare Road, on the arc of a circle curving to the left having a radius of 475 feet the arc distance of 79.17 feet to a point a corner of Lot No. 95, said point being the first mentioned point and place of beginning.

BEING Lot No. 96 on said plan.

BEING the same premises which Dianne Stearns, by Deed dated 1/14/2002 and recorded 2/4/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5394, Page 821, granted and conveyed unto Dianne Stearns.

Parcel Number: 66-00-05474-44-5.

Location of property: 1142 Plowshare Road, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dianne Stearns** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-3. Debt: \$398,587.30.

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

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

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

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11-35393

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 403 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 403 prepared by Serdy, Bursich & Ruth, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the center line of the party wall between this lot and Lot Number 404, as shown on said plan which point is measured the (3) three following courses and distances from the point of intersection of the center lines of Kapler Road and Buchert Road (no width given for each) as shown on said plan viz: (1) extending South 11 degrees, 31 minutes, 14 seconds East the distance of 185.01 feet to a concrete monument; (2) thence extending South 72 degrees, 48 minutes, 15 seconds West the distance of 97.36 feet to a point a corner; and (3) thence extending South 57 degrees, 07 minutes, 32 seconds East the distance of 109.15 feet to the point of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Robert F. Weber and Debra Weber, his wife, by Deed from Michael K. Decker and Roberta S. Decker, his wife, dated 05/18/1995, recorded 06/07/1995 in Book 5114, Page 1332.

Parcel Number: 42-00-05117-22-3.

Location of property: 403 Walnut Ridge Estates, Pottstown, PA 19464-3060.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert F. Weber and Debra Weber** at the suit of Citibank, N.A., as Trustee for the Holders of Bear Stearns Asset-Backed Securities Trust 2007-SD3. Debt: \$133,585.99.

**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.

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12-05544

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.

BEING Lot No. 151.

TITLE TO SAID PREMISES VESTED IN Edward V. Shepherd and Candace J. Shepherd, husband and wife by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 01/28/05 and recorded on 02/08/05 in the Montgomery County Recorder of Deeds in Book 05543, Page 0184.

Parcel Number: 42-00-01101-70-2.

Location of property: 202 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward V. Shepherd and Candace J. Shepherd** 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: \$247,156.56.

**Robert W. Williams**, Attorney.

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

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

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12-05642

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 of Norriton Woods, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on 12/18/1964 and revised on 6/23/1966 which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-9, Page 76, as follows, to wit:



BEGINNING at a point on the Southwesterly side of East Hayes Road (50 feet wide) as shown on said plan, which point is at the arc distance of 31.42 feet measured along the arc of a curve, curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Eisenhower Drive (50 feet wide) as shown on said plan; thence extending from said beginning point and along the said side of East Hayes Road, South 44 degrees, 7 minutes, 30 seconds East, distance of 113 feet to a point; thence extending South 45 degrees, 52 minutes, 30 seconds West (erroneously given in prior deed as South 45 degrees, 52 minutes, 30 seconds East) the distance of 152 feet to a point; thence extending North 44 degrees, 7 minutes, 30 seconds West, the distance of 133 feet to a point on the Southeasterly side of Eisenhower Drive, aforesaid; thence extending along said side of Eisenhower Drive, North 45 degrees, 52 minutes, 30 seconds East, the distance of 132 feet to a point of curve; thence extending along the arc of a curve curving to the right, having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot 167 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jason McFarland a/k/a Jason R. McFarland by Warranty Deed given by Edward A. Rozecki and Marlene Rozecki dated 11/23/2005 and recorded 1/6/2006 in Book 5585, Page 2583 and by Instrument #2006002271.

Parcel Number: 33-00-04168-00-2.

Location of property: 3259 Hayes Road a/k/a 3259 East Hayes Road, Norristown, PA 19403-4050.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason McFarland a/k/a Jason R. McFarland** 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 2005-81, Mortgage Pass-Through Certificates, Series 2005-81. Debt: \$442,642.61.

**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.

12-05967

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of property made for Brian J. Temme and Sandra R. Temme, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated December 10, 1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania Plan Book B-39, Page 47, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Forrest Avenue (of variable width) said point being at the distance of 574.59 feet measured North 78 degrees, 33 minutes, 00 seconds East along the Southeasterly side of Forrest Avenue from its point of intersection with the Northeasterly side of Jenkintown Road (41.5 feet wide); thence extending from beginning point along the Southeasterly side of Forrest Avenue, North 78 degrees, 33 minutes, 00 seconds East, 61 feet to a point, a corner of Lot No. 2 on said plan; thence extending along line of Lot No. 2, the two (2) following courses and distances: (1) South 11 degrees, 27 minutes, 00 seconds East, 47.46 feet to a point; and (2) South 24 degrees, 02 minutes, 30 seconds East, 161.72 feet to a point on the rear line of Lot No. 320, Plan of Ogontz Land and Improvement Company; thence partly along the rear lines of Lots Nos. 320, 321 and 322, Plan of Ogontz Land and Improvement Company, South 59 degrees, 27 minutes, 00 seconds West, 56.51 feet to a point; thence extending North 30 degrees, 33 minutes, 00 seconds West, 130.99 feet to a point; thence extending North 11 degrees, 27 minutes, 00 seconds West, 100 feet to a point on the Southeasterly side of Forrest Avenue, the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Bonsby and Mary L. Pepper, by Deed from Paul W. Camillo, dated 09/29/1999, recorded 12/13/1999 in Book 5300, Page 334.

Parcel Number: 30-00-22121-00-7.

Location of property: 349 Forrest Avenue, Elkins Park, PA 19027-1628.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph L. Bonsby and Mary L. Pepper** at the suit of JP Morgan Chase Bank, National Association, s/b/m/t Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$126,857.84.

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

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

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

12-06356

ALL THAT CERTAIN lot or piece of ground, with dwelling thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R.E., as follows, to wit:

BEGINNING on the Southwest side of Ivy Lane (50 feet, wide) at a corner of the herein described property now or late of Pottstown Home Builders, said point of beginning being South 45 degrees, 42 minutes East, 200 feet from the Southeastern property line intersection of North Keim Street and Ivy Lane as projected; thence from said point of beginning continuing along property now or late of Pottstown Home Builders, South 44 degrees, 18 minutes West, 150 feet to a point; thence along property now or late of Donald M. Ferguson, et ux., and along a portion of Lot 6 and all of Lot 5 on said plan, North 45 degrees, 42 minutes West, 200 feet to a point on the Southerly side of

North Keim Street; thence continuing along the Southerly side of North Keim Street, North 44 degrees, 18 minutes East, 128 feet to a point of curve; thence along said curve bearing to the right having a radius of 22 feet a distance along the curve of 34.56 feet to a point on the Southwest side of Ivy Lane; thence continuing along said Ivy Lane South 45 degrees, 42 minutes East, 178 feet to the place of beginning.

BEING all of Lot 9 and the Southwest 60 feet of Lot 10 on a Plan of Crestwood.

Parcel Number: 42-00-02026-00-2.

Location of property: 1010 Ivy Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Douglas B. Breidenbach** at the suit of Earl Peacock. Debt: \$291,769.32.

**Raheem S. Watson**, Attorney.

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

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

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12-07653

ALL THAT CERTAIN lot or piece of ground, situate in **Rockledge Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof made by William T. Muldrew, Registered Professional Engineer of Jenkintown, Pennsylvania on 2/21/1950, as follows, to wit:

BEGINNING at a point in the center line of Cedar Road (33 feet wide) at the distance of 431.70 feet measured South 40 degrees, 51 minutes West, along the center line of Cedar Road from the point of intersection of the center line of Cedar Road with the Southwesterly side of Fox Chase Road (33 feet wide) projected; thence extending South 67 degrees, 35 minutes, 32 seconds East, 214.74 feet to a point; thence extending South 42 degrees, 43 minutes, 06 seconds West, 97 feet to a point; thence extending North 69 degrees, 24 minutes, 04 seconds West, 213.76 feet to a point in the center line of Cedar Road; thence extending along same, North 40 degrees, 51 minutes East, 103 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Harkins, II and Tricianne M. Harkins, h/w, by Deed from Joseph E. Gillespie, Jr. and Patricia Gillespie, as Tenants by the Entireties, dated 11/14/2005, recorded 12/09/2005 in Book 5582, Page 1450.

Parcel Number: 18-00-00511-00-2.

Location of property: 805 South Cedar Road a/k/a 805 Cedar Road, Rockledge, PA 19046-4113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph C. Harkins, II and Tricianne M. Harkins** at the suit of GMAC Mortgage, LLC. Debt: \$308,988.05.

**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.

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12-08837

ALL THAT CERTAIN lot or piece of ground, situate in the Third Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, together with all the improvements erected thereon bounded and described in accordance with a Survey and Subdivision Plan entitled Pottstown Industrial Park and dated May 8, 1973, and most recently revised June 6, 1973, prepared by Sanders and Thomas Inc., Consulting Engineers of Pottstown, Pennsylvania and recorded or about to be recorded in the Office of the Recording of Deeds, etc., in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book No. 1-21, Page 40-B, as follows:

BEGINNING at an iron pin set at the most Westerly corner of Pottstown Industrial Park; thence along the Southeasterly right-of-way line of Glasgow Street (fifty feet wide) North 41 degrees, 27 minutes, 20 seconds East, 408.10 feet; thence along the line of Lot No. Six South 36 degrees, 41 minutes, 30 seconds East, 429.21 feet; thence along the line of Lot No. Eight South 58 degrees, 07 minutes, 30 seconds West, 598.81 feet; thence along the line of lands now or late partially of Elizabeth Paluzie and partially of Levengood North 2 degrees, 55 minutes, 38 seconds West, 353 feet to the point of beginning.

CONTAINING 4.103 acres of land more or less.

Parcel Number: 16-00-11370-00-8.

Location of property: 980 Glasgow Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Theodore C. Asousa, Sr., Theodore C. Asousa, Jr. and United States of America** at the suit of Pottstown School District. Debt: \$45,112.46.

**James R. Wood**, Attorney.

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

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

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12-09015

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy J. Probost** at the suit of RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to Citizens Mortgage Corporation. Debt: \$128,089.53.

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

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

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

12-09871

ALL THAT CERTAIN lot or parcel of land, situate partly on the West side of Chestnut Grove Road and partly on the West side of North State Street, **Upper Pottsgrove Township**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated August 26, 1994, last revised February 10, 1995, more fully described, as follows, to wit:

BEGINNING at a point in the center line of Chestnut Grove Road, legal width of 33 feet and ultimate width of 60 feet, said point being the corner of Lot No. 2; thence from said point of beginning and in the center line of Chestnut Grove Road, South 16 degrees, 04 minutes East, 170.49 feet to a point in the center line of North State Street; thence on a line in the center line of North State Street, South 6 degrees, 58 minutes West, 220.30 feet to a corner; thence on a line leaving said road and along Lot No. 4, North 83 degrees, 02 minutes West, 697.35 feet to a corner; thence along lands of William C. Dunlap and partly along lands of SCA Services of Pennsylvania, Inc. the next two (2) courses and distances: (1) North 0 degrees, 09 minutes East, 54.32 feet; and (2) North 15 degrees, 18 minutes West, 90.19 feet to a corner; thence along Lot No. 2 the next three (3) courses and distances: (1) North 73 degrees, 56 minutes East, 170.00 feet; (2) North 84 degrees, 25 minutes, 36 seconds East, 230.43 feet; and (3) North 73 degrees, 56 minutes East, 315.00 feet to the place of beginning.

CONTAINING 4.2736 acres of land.

Parcel Number: 60-00-02954-00-1.

Location of property: 1337 North State Street a/k/a State Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christopher D. Hindo and Angela K. Hindo, husband and wife, as Tenants by the Entireties** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Asset-Backed Securities Corporation Home Equity Loan Trust, Series NC 2005-HE8, Asset-Backed Pass-Through Certificates, Series NC 2005-HE8. Debt: \$263,103.44.

**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.

12-13012

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery, State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania on April 9, 1921, as follows:

BEGINNING at a point on the Northeast side of Upland Avenue (forty feet wide) at the distance of one hundred and twenty feet Northwestward from the middle line of Birch Avenue (forty feet wide).

CONTAINING together in front or breadth on the said Northeast side of Upland Avenue sixty feet (each lot being twenty feet in front), and extending together of that width in length or depth Southwestward between lines parallel with the said middle line of Birch Avenue and crossing the said Upland Avenue, as follows: Lot No. 788 being on the Southeast line one hundred and forty-three feet and thirteen one-hundredths of a foot and on the Northwest line one hundred and forty-three feet and one one-hundredths of a foot; Lot No. 789 being on the Southeast line one hundred and forty-three feet and one one-hundredths of a foot and on the Northwest line one hundred and forty-two feet and eighty-nine one-hundredths feet; and Lot No. 790 being on the Southeast line one hundred and forty-two feet and eighty-nine one-hundredths feet and on the Northwest line one hundred and forty-two feet and eighty-nine one-hundredths feet and on the Northwest line one hundred and forty-two feet and seventy-eight one-hundredths of a foot.

BEING Lots Numbered 788, 789 and 790 on the said plan, which was recorded in Norristown, Pennsylvania, in Deed Book 830, Page 600.

TITLE TO SAID PREMISES IS VESTED IN John A. Kemp by Deed from John A. Kemp, Administrator of the Estate of Rose H. Kemp, Deceased dated January 13, 1988 and recorded January 20, 1988 in Deed Book 4863, Page 780.

Parcel Number: 36-00-11188-00-8.

Location of property: 241 Upland Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John A. Kemp** at the suit of U.S. Bank, National Association, as Successor Trustee to the Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1 c/o Bank of America. Debt: \$182,959.17.

**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.

12-13420

ALL THAT CERTAIN message and tenement and lot of land, situated in the 8th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Westerly line of Evans Street, distant 90 feet, 2 inches, Northerly from the Northerly line of East Street; thence Westerly through the middle of the division wall of a double brick dwelling house, 140 feet to a 20 feet wide alley; thence Northerly by said alley, 22 feet to a stake; thence by other land of J.E. Porter, Easterly 140 feet to Evans Street aforesaid; thence by said street, Southerly 22 feet to the place of beginning.

BEING a portion of Lot No. 25 on a plan of lots laid out by J. Elmer Porter.

Parcel Number: 16-00-08332-00-4.

Location of property: 609 North Evans Street, Pottstown, PA 19464-4613.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Benjamin J. Phillips, Jr. and Gwen L. Phillips, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$75,234.14.

**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..

12-14627

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Dublin Crossing" made by Charles E. Shoemaker, Inc., dated October 31, 1985, last revised June 10, 1986 said plan being recorded in Plan Book A-47, Page 281, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Waterford Way (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Southeasterly side of Brittany Drive: (1) leaving Brittany Drive along the arc of a circle curving to the left, having a radius of 15.00 feet, the arc distance of 27.51 feet to a point of tangent on the Northeasterly side of Waterford Way; (2) South 48 degrees, 57 minutes, 11 seconds East, 213.47 feet to a point of curve; and (3) along the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 22.19 feet to the point of beginning, said point of beginning also being a corner of Lot 23; thence extending from said point of beginning along Lot 23, North 48 degrees, 18 minutes, 41 seconds East, 180.34 feet to a point on the Southwesterly side of Welsh Road; thence extending along the same, South 49 degrees, 34 minutes, 24 seconds East, 206.01 feet to a point, a corner of Lot 25; thence extending along the same, South 76 degrees, 19 minutes, 22 seconds West, 259.50 feet to a point of curve on the Northeasterly side of Waterford Way; thence extending along the same along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 85.56 feet to the first mentioned point and place of beginning.

CONTAINING in area 28,769 square feet.

Parcel Number: 54-00-16555-88-7.

Location of property: 1737 Waterford Way, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Paris D. Hughes, Olivia M. Hughes and United States of America** at the suit of School District of Upper Dublin. Debt: \$10,300.61.

**James R. Wood**, Attorney.

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

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

12-15679

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 Northwesterly line of Arboretum Road distance North 75 degrees, 55 minutes, 50 seconds East, 494 feet from the Easterly end of the curve connecting the Northwesterly line of Arboretum Road with the Northeasterly line of Old Farm Road, said curve having a radius of 20 feet, said beginning point being in the division line better known as 18 and 19, formerly Lots 16 and 17, in Block 1 on plan hereinafter mentioned; thence North 75 degrees, 55 minutes, 50 seconds East along the Northwesterly line of Arboretum Road a distance of 100 feet to a point in the division line between Lots Nos. 17 and 18, formerly Lots Nos. 15 and 16, Block 1 said plan;

thence North 14 degrees, 04 minutes, 10 seconds West along the said division line between Lots Nos. 17 and 18, formerly Lots Nos. 15 and 16 a distance of 137.50 feet to a point in the rear line of Lot No. 7, Block No. 1 said plan; thence South 75 degrees, 55 minutes, 50 seconds West partly along line of Lots Nos. 6 and 7, Block 1 said plan, 100 feet to a point in the division line between lots first mentioned, being Lots Nos. 18 and 19, formerly Lots Nos. 16 and 17, Block No. 1 said plan; thence South 14 degrees, 04 minutes, 10 seconds East along the last mentioned division line a distance of 137.50 feet to a point in the Northwesterly line of Arboretum Road and place of beginning.

BEING designated as Lot No. 18, formerly Lot No. 16, Block 1, Plan of Curtis Hills, Section #1, made for Curtis Hill Development Corporation.

TITLE TO SAID PREMISES IS VESTED IN Albert W. Christian by Deed from Transamerica Financial Consumer Discount Company dated 05/30/1997 recorded 06/11/1997 in Deed Book 5188, Page 1272.

Parcel Number: 31-00-00448-00-7.

Location of property: 1111 Arboretum Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Albert W. Christian a/k/a Albert Wayne Christian** at the suit of PNC Bank, National Association. Debt: \$145,841.58.

**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.

12-18437

ALL THAT CERTAIN lot or piece of land, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on September 2, 1948, as follows, to wit:

BEGINNING at a point in the center line of Butler Pike at the distance of two hundred four and ninety one-hundredths feet Northeastwardly from the line of land of the Catholic Cemetery, being a of land about to be conveyed to John Zoltek and Valeria, his wife; thence along said land South forty-six degrees, eight minutes East, three hundred feet to a stake; thence along other land of George R. Romano and Mary E., his wife, North forty-three degrees, fifty-five minutes East, fifty-two feet to a stake in line of land to be conveyed to James Blaszcak and Marian, his wife; thence along said land North forty-six degrees, eight minutes West, three hundred feet to a point in the center line of Butler Pike aforesaid; thence along the centerline thereof South forty-three degrees, fifty-five minutes West, fifty-two feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richelle Johnson, by Deed from Richelle C. Johnson and Edward F. Casey, Jr., dated 01/26/2001, recorded 02/07/2001 in Book 5345, Page 1063.

Parcel Number: 65-00-01102-00-3.

Location of property: 1701 Butler Pike, Conshohocken, PA 19428-2236.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richelle Johnson a/k/a Richelle C. Johnson** at the suit of JP Morgan Mortgage Loan Trust 2005-ALT1 Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee Successor in Interest to Wachovia Bank, N.A., as Trustee. Debt: \$254,606.21.

**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.

12-19098

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about, to be erected thereon, situate in the **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Final Plan of Record Plan Easterly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 12/7/1995 and recorded in Plan Book A-56, Page 203, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ross Lane (50 feet wide) a corner of this and Lot No. 208 on said plan; thence extending from said point of beginning and along the Northwesterly side of Ross Lane, aforesaid the two following courses and distances viz: (1) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 48.06 feet to a point of tangent therein; and (2) South 47 degrees, 47 minutes, 03 seconds West, 30.47 feet to a point, a corner of Lot No. 206 on said plan; thence extending along the same, crossing a 15 feet wide Deed Restricted Yard Area in the bed of a 50 feet wide buffer yard, North 42 degrees, 12 minutes, 57 seconds West, 115.00 feet to a point in line of Open Area "I"; thence extending along the same, North 47 degrees, 47 minutes, 03 seconds East, 34.70 feet to a point a corner of Lot No. 208 aforesaid; thence extending along the same, recrossing the aforesaid 15 feet wide Deed Restricted Yard Area in the bed of a 50 feet wide Buffer Yard, South 64 degrees, 09 minutes, 31 seconds East, 114.14 feet to the first mentioned point and place of beginning.

BEING Lot No. 207 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Jeffrey K. Robinson, Michael P. MacGregor and Stephanie L. Robinson by Deed from Shalahudn Shahriar and Shagorika Shahriar, dated June 16, 2005 and recorded July 12, 2005 in Deed Book 05561, Page 2113.

Parcel Number: 48-00-01841-13-6.

Location of property: 302 Ross Lane, Collegeville, PA 19426.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael P. MacGregor, Stephanie L. Robinson and Jeffrey K. Robinson** at the suit of Bank of America, N.A. Debt: \$262,943.01.

**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.

12-20447

ALL THAT CERTAIN unit designated as Unit 55-A, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including the Plats and Plans recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4828, Page 1172 and Plats and Plans attached thereto, a First Supplementary Declaration of Condominium recorded in Deed Book 4830, Page 1406, Second Supplementary recorded in Deed Book 4834, Page 1169, Third Supplementary recorded in Deed Book 4840, Page 877, Fourth Supplementary recorded in Deed Book 4845, Page 106, Fifth Supplementary recorded in Deed Book 4848, Page 936, Sixth Supplementary recorded in Deed Book 4853, Seventh Supplementary recorded in Deed Book 4862, Page 427, Eighth Supplementary recorded in Deed Book 4865, Page 938, Ninth Supplementary recorded in Deed Book 4870, Page 399, Tenth Supplementary recorded in Deed Book 4873, Page 485, Eleventh Supplementary recorded in Deed Book 4876, Page 424, Twelfth Supplementary recorded in Deed Book 4882, Page 2066, Thirteenth Supplementary recorded in Deed Book 4893, Page 864 and Fourteenth Supplementary recorded in Deed Book 4896, Page 1864.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium as the same may be changed by any Amendment of Amendments thereto.

UNDER AND SUBJECT to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium together with Plats and Plans recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4785, Page 1772, with Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium recorded in Deed Book 4810, Page 1664 and Second Amendment recorded in Deed Book 4820, Page 770.

TITLE TO SAID PREMISES IS VESTED IN Christopher Dobrosky by Deed from Richard B. Gervais dated October 24, 2003 and recorded January 14, 2004 in Deed Book 05490, Page 0957.

Parcel Number: 63-00-02664-10-8.

Location of property: 610 Glen Lane, Norristown, PA 19403.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Christopher Dobrosky** at the suit of Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Mastr Asset-Backed Securities Trust 2007-NCW, Mortgage Pass-Through Certificates, Series 2007-NCW. Debt: \$195,627.96.

**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.

12-20457

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, designated as Lot #12 on a Plan of Lots called "West Forty" dated February 19, 1973, with the latest revision on January 29, 1974, by George H. Nevells, Surveyor, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Lantern Lane (50 feet wide) a corner of Lot #11; said place of beginning being North 47 degrees, 00 minutes, 40 seconds West along the Westerly side of Lantern Lane 468.02 feet from a point of curve, having a radius of 25 feet at its intersection with the Northerly side of Silo Lane; thence along Lot #11 South 50 degrees, 10 minutes, 41 seconds West the distance of 250.30 feet to a point a corner in line of lands of Ronald T. Smith; thence along said lands North 33 degrees, 01 minutes, 50 seconds West the distance of 275 feet to an iron pin a corner of lands of Larry J. Wentz; thence along said lands North 34 degrees, 39 minutes, 50 seconds East the distance of 183.80 feet to a point, a corner in the Westerly side of Lantern Lane; thence along the same South 47 degrees, 00 minutes, 40 seconds East the distance of 324.78 feet to the place of beginning.

TOGETHER with a permanent and perpetual right-of-way over all roads to be used in common with the grantor, which shall be binding and extending to their and each of their personal representatives, heirs, successors and assigns, other lot owners, occupiers and guests which roads are more particularly shown on a final plan of subdivision entitled "West Forty" as prepared by George R. Nevells, Surveyor, dated February 19, 1973, revised May 4, 1973, and recorded in Plan Book A-22 at Page 30, incorporated herein by reference and which roads are designated, as follows: Surrey Lane, Silo Lane, Lantern Lane and Old Barn Road, and which roads are further intended to be dedicated to Upper Hanover Township providing ingress, egress and regress to Fruitville Road as public roads.

Parcel Number: 57-00-02123-00-7.

Location of property: 2125 Lantern Lane, East Greenville, PA 18041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Angela C. Sole, Clarence A. Nester and Christopher D. Sole a/k/a Christopher Sole, as Joint Tenants With Right of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$197,514.44.

**Joel A. 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.

12-22489

ALL THAT CERTAIN message and building lot, situate on the Northeast corner of Adams Avenue and Highland Street in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania according to a plan of subdivision prepared for Henry H. Yoder by Urwiler and Walter, Inc., Souderton, Pennsylvania, dated May 14, 1987 bounded and described, as follows, to wit:

BEGINNING at a spike found at the intersection of the center line of Highland Street 44 feet wide and the center line of Adams Avenue 46 feet wide; thence along the center line of Adams Avenue North 31 degrees, 40 minutes West, the distance of 97.00 feet to a corner; thence along Lot 2 on said plan to be conveyed to Robert Barry and Linda Cassel North 58 degrees, 20 minutes East, the distance of 185.00 feet to an iron pin set a corner in the Westerly side of a 20 foot wide alley; thence along the Westerly side of the 20 foot wide alley, South 31 degrees, 40 minutes East, the distance of 97.00 feet to a corner in the center line of Highland Street; thence along the center line of Highland Street. South 58 degrees, 20 minutes West, the distance of 185.00 feet to the place of beginning.

BEING Lot 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tammy L. Nester, by Deed from Robert A. Nester, Jr. and Tammy L. Nester, h/w, dated 09/18/2012, recorded 07/08/2013 in Book 5879, Page 2362.

Parcel Number: 21-00-00116-00-7.

Location of property: 57 Adams Avenue, Souderton, PA 18964-1803.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert A. Nester, Jr. and Tammy Nester a/k/a Tammy L. Nester** at the suit of Wells Fargo Bank, N.A. Debt: \$281,642.61.

**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.

12-22821

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by Donald H. Schurr, Registered Surveyor of Norristown, Pennsylvania, on July 14, 1954 and revised October 5, 1954, as follows, to wit:

BEGINNING at a point on the Southeast side of Shirlene Road (50 feet wide) which point is measured South 71 degrees, 56 minutes, 30 seconds West, eight hundred fifteen and thirty-five one-hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of one hundred seventy-five feet the arc distance of one hundred fifty-six and seventy-seven one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of ten feet the arc distance of thirteen and eighty one-hundredths feet from a point on the Southwest side of Marcia Lane (50 feet wide).

CONTAINING in front or breadth on said Shirlene Road seventy-five feet and extending of that width in length or depth Southeast between parallel lines at right angles to the said Shirlene Road and crossing the bed of a twenty feet wide drainage easement one hundred seventy-five feet.

BEING Lot No. 70 Shirlene Road.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Tuggle, Jr., given by David Wilbur Williams by his Attorney in Fact, Candace-Leigh Douglass, by Power of Attorney dated 09/20/2007 and Betty Ryno Williams, his wife, by her Attorney in Fact, Candace-Leigh Douglass, by Power of Attorney dated 09/20/2007, dated 10/22/2008, recorded 10/29/2008 in Book 5712, Page 961.

Parcel Number: 33-00-07936-00-5.

Location of property: 3106 Shirlene Road, Norristown, PA 19403-4146.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert E. Tuggle, Jr.** 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: \$243,962.20.

**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.

12-23163

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

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

BEING Lot #82, Phase IV.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

12-23260

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a Final Plan of The Woodlands of Horsham Towne, Phase No. 4, Section 'A' made by Charles E. Shoemaker, Inc., dated November 13, 1978, last revised July 9, 1979 and recorded in Montgomery County in Plan Book A-37, Page 1, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sugar Maple Lane (40 feet wide) which point is measured the four following courses and distances from a point of curve on the Northeasterly side of Timber Road (50 feet wide), viz: (1) on the arc of a circle curving to the right, having a radius of 15.00 feet the arc distance of 22.08 feet to a point; (2) North 35 degrees, 08 minutes, 16 seconds West, 30.89 feet to a point; (3) on the arc of a circle curving to the left having a radius of 220.00 feet the arc distance of 346.86 feet to a point; and (4) North 55 degrees, 11 minutes, 50 seconds West, 135.67 feet to the place of beginning; thence extending from said point of beginning along the said Northeasterly side of Sugar Maple Lane the two following courses and distances, viz: (1) North 55 degrees, 11 minutes, 50 seconds West, 40.00 feet to a point of curve; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 20.04 feet to a point a corner of Lot No. 51; thence extending along the same, North 11 degrees, 50 minutes, 00 seconds East crossing the bed of a certain proposed 20 feet wide Sanitary Sewer Interceptor Easement by Horsham Township Sewer Authority and also crossing the bed of a certain 100 year Flood Plain Easement, 151.00 feet to a point; thence extending South 75 degrees, 58 minutes, 28 seconds East, 126.68 feet to a point a corner of Lot No. 53; thence extending along the same South 34 degrees, 48 minutes, 10 seconds West re-crossing both of the above mentioned Easements, 180.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John A. Teets and Verileah E. Teets, h/w, by Deed from Lee D. Cohen and Jill S. Cohen, h/w, dated 10/15/1997, recorded 11/12/1997 in Book 5206, Page 608.

Parcel Number: 36-00-10725-11-1.

Location of property: 18 Sugar Maple Lane, Horsham, PA 19044-3805.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John A. Teets, Verileah E. Teets and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$499,581.47.

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

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

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

12-23577

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 Section Number 2 of Oak Wood Estates, made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on the 31st day of May, 1957, which plan is recorded in the Office for the Recording of Deeds at Norristown, in Plan Book A-4, Page 2, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Autumn Road (fifty feet wide) which point is measured on the arc of a circle curving to the left having a radius of three hundred feet, the arc distance of eighty-eight and thirty-one-hundredths feet from a point of curve therein which point of curve is measured South thirty-two degrees, twenty-seven minutes, thirteen seconds East, thirty-eight and twenty-seven one-hundredths feet from the Southerly terminus of the radial intersection connecting the side of Autumn Road with the Southeasterly side of Rydal Road (forty-one and five-tenths feet wide) said radial intersection having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet; thence extending from said beginning point along Lot Number 2 on said plan the two following courses and distances, to wit: (1) North forty-three degrees, thirty-nine minutes, thirty seconds East, ninety-five feet to an angle point therein; (2) still along the said Lot Number 1 on said plan North fifty-seven degrees, thirty-two minutes, forty-seven seconds East, one hundred one and forty-six one-hundredths feet to a point; thence extending South forty-six degrees, twenty-one minutes, fifty-six seconds East, sixty and sixty-five one-hundredths feet to a point in line of Lot Number 4 on said plan; thence extending along the same South forty-three degrees, thirty-nine minutes, thirty seconds West, one hundred eighty-three and fourteen one-hundredths feet to a point on the Northeasterly side of Autumn Road; thence along the same the two following courses and distances, as follows, to wit: (1) North fifty-three degrees, fifty-seven minutes, forty-six seconds West, sixty-one and thirty-three one-hundredths feet to a point of curve therein; (2) on the arc of a circle curving to the right having a radius of three hundred feet the arc distance of twenty-four and thirty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 3 on said plan.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 08/13/2001, given by M. Carole Fisher to Patricia A. Moran and recorded 9/28/2001 in Book 5378, Page 1253.

Parcel Number: 30-00-02772-00-6.

Location of property: 1485 Autumn Road, Rydal, PA 19046-2310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Moran** 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 2004-12. Debt: \$460,276.52.

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

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

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

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12-25815

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. 70.

TITLE TO SAID PREMISES IS VESTED IN Sean L. Jackson and Gretchen L. Jackson, h/w, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 08/19/2005, recorded 09/13/2005 in Book 5570, Page 1630.

Parcel Number: 42-00-00473-32-2.

Location of property: 74 Brookview Lane, Pottstown, PA 19464-2993.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sean L. Jackson and Gretchen L. Jackson** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee for JP Morgan 2005-A8. Debt: \$274,348.24.

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

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

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

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12-25935

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, and described according to a survey made thereof by C. Raymond Weir, Registered Engineer, dated the 4th day of March, A.D., 1952, as follows:

BEGINNING at a point on the Southeasterly side of Mathers Road (forty feet wide) at the distance of 199.77 feet measured South 45 degrees, 19 minutes West along the Southeasterly side of Mathers Road from its intersection with the Southwesterly side of Penllyn-Amber Road (45 feet wide) both line produced to form an intersection; thence extending along Lot No. 5 on said plan, South 45 degrees, 41 minutes East, 253.39 feet to a point in line of land now or late of George J. Hunsicker; thence extending along the last mentioned land, South 46 degrees, 11 minutes, 30 seconds West, 60.03 feet to a stake a corner of land now or late of American Chemical Paint Company; thence extending along the last mentioned land, North 45 degrees, 41 minutes West, 253.52 feet to a point on the Southeasterly side of Mathers Road; thence extending along the Southeasterly side of Mathers Road, North 45 degrees, 15 minutes West, 60.03 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph F. Sergio by Deed from Henkel Corporation, a Delaware Corporation dated July 15, 1998 and recorded September 14, 1998 in Deed Book 5240, Page 135.

Parcel Number: 39-00-02563-00-8.

Location of property: 344 Mathers Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph F. Sergio** at the suit of Bank of America, N.A. Debt: \$137,045.29.

**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.

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12-26217

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a map and subdivision of Oakland Farms Section 1 for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated June 19, 1974 and last revised October 16, 1975 and recorded in the Office of the Recorder of Deeds for the County of Montgomery in Plan Book A-26, Page 26, as follows, to wit:

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

BEING Lot No. 146 on said plan.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

12-26236

ALL THAT CERTAIN unit designated as Unit Number C-311 being a unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th day of January 1982 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January A.D. 1982 in Deed Book 4676, Page 443 and Plats and Plans for 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

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

TITLE TO SAID PREMISES IS VESTED IN Steven G. Dryslowski, by Deed from Premium Investment Group LLC, a Pennsylvania Limited Liability Company, dated 03/10/2011, recorded 03/16/2011 in Book 5795, Page 2334.

The said Steven G. Dryslowski departed this life on 11/30/2011, and upon information and belief, his surviving heirs are Michael A. Dryslowski, Sr. and Catherine M. Dryslowski.

Parcel Number: 31-00-06895-40-9.

Location of property: 1600 Church Road, Condominium C-311, Wyncote, PA 19095-1952.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Dryslowski, Sr. in His Capacity as Heir of Steven G. Dryslowski, Deceased, and Catherine M. Dryslowski, in Her Capacity as Heir of Steven G. Dryslowski, Deceased, and Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Steven G. Dryslowski, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$73,477.00.

**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.

12-27324

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 as shown on Plan of Subdivision prepared for Thornhill (Phase I) by Urwiler and Walter, Inc., dated 2/15/1988, last revised 12/12/1992 and recorded in Plan Book A-53, Pages 226 and 227, described, as follows:

BEGINNING at a point on the Northeasterly side of Windsor Place (34.00 feet wide) a corner of Lot No. 142 on said plan; thence extending from said point of beginning and along Windsor Place South (inadvertently given as North in prior deed) 06 degrees, 30 minutes, 00 seconds East, 24.00 feet to a corner of Lot No. 144 on said plan; thence extending from Windsor Place and along said lot and crossing a 20 feet wide storm sewer easement North 83 degrees, 30 minutes, 00 seconds East, 95.00 feet to a point in line of Open Space; thence along the same South 06 degrees, 00 minutes West, 24.00 feet to a corner of Lot No. 142 on said plan; thence along the same and recrossing the aforesaid easement South 83 degrees, 30 minutes, 00 seconds West, 95.00 feet to a point on the Northeasterly side of Windsor Plan, being the first mentioned point and place of beginning.

BEING Lot No. 143 on said plan.

BEING the same premises which Joseph M. Crimmins, III by Deed dated 09/05/08 and recorded on 09/08/08 in Montgomery County, in Deed Book 5706, Page 2313, granted and conveyed unto Damon Giangreco, in fee.

Parcel Number: 61-00-05588-62-4.

Location of property: 57 Windsor Place, Collegeville, PA 19426.



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

Seized and taken in execution as the property of **Damon Giangreco** at the suit of First Niagara Bank, N.A.  
Debt: \$176,852.56.

**Jeffrey G. Trauger**, Attorney.

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

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

12-29456

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Mary Y. Peters, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania June 26th, 1919 and revised as to this piece May 9, 1947, as follows, to wit:

BEGINNING at a point set at the intersection of the middle line or Lippincott Avenue (fifty feet wide) and the middle line of County Line Road (forty feet wide); thence extending along the middle line of Lippincott Avenue North sixty-one degrees, twelve minutes East, fifty-two and two one-hundredths feet to a point; thence extending North twenty-eight degrees, forty-eight minutes West partly passing through a party wall separating these premises from premises adjoining to the Northeast one hundred eighty-five feet to a point; thence extending South sixty-one degrees, twelve minutes West, forty-four and ninety-five one-hundredths feet to a spike in the middle line of County Line Road; thence extending along same South twenty-six degrees, thirty-seven minutes East, one hundred eighty-five and thirteen one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Balfour A. Saunder by Deed from Curtis D. Hill, dated August 22, 2003 and recorded September 30, 2003 in Deed Book 5475, Page 0885.

Parcel Number: 40-00-32788-00-4. Block 5 B, Unit 305.

Location of property: 228 Lippincott Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Balfour A. Saunders** at the suit of The Bryn Mawr Trust Company.  
Debt: \$68,489.76.

**Joseph I. Foley**, Attorney.

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

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

12-29760

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Pottsgrove and Douglass Townships**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan prepared for Lincoln K. P. and Evelyn F. Buchanan, his wife, made by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, dated January 14, 1991 and last revised 9/13/2002 and recorded in the Office of the Recorder of Deeds in Plan Book A-61, Page 86, and a later revision dated 3/25/2005, as follows, to wit:

BEGINNING at a point marking the center line intersection of West Moyer Road, T-491 (50 feet wide) with the Southerly terminus of Cross Road, T-334, (legal width 3 feet and required width of 50 feet); thence from said point of beginning along the center line of West Moyer Road, North 73 degrees, 07 minutes West, 125.86 feet to a point on the Easterly limited access right-of-way of Pennsylvania Traffic Route 100; thence along said Easterly right-of-way of Pennsylvania Traffic Route 100 and parallel to or at the right angles to the center line of the right-of-way the following thirteen (13) courses and distances: (1) crossing the Northerly right-of-way line of West Moyer Road 25.39 feet, and distant 70.00 feet from the center line of the right-of-way, North 26 degrees, 53 minutes East, 177.65 feet to a point; (2) thence South 63 degrees, 07 minutes East, 5.00 feet to a point; (3) thence North 26 degrees, 53 minutes East, 50.00 feet to a point; (4) thence South 63 degrees, 07 minutes East, 5.00 feet to a point; (5) thence 80.00 feet from the center line of the right-of-way, North 26 degrees, 53 minutes East, 126.72 feet to a point of curvature; (6) thence by a line curving to the ten having a radius of 1990.08 feet, a central angle of 02 degrees, 11 minutes, 51 seconds, a chord bearing a distance of North 25 degrees, 47 minutes, 05 seconds East, 76.33 feet, an arc length of 76.33 feet to a point; (7) thence along a radial line, North 65 degrees, 18 minutes, 51 seconds West, 10.00 feet to a point; (8) thence by a line distant 70.00 feet from the center line of the right-of-way and curving to the left having a radius of 1990.08 feet, a central angle of 27 degrees, 02 minutes, 47 seconds, a chord bearing and distance of North 11 degrees, 09 minutes, 47 seconds East, 926.04 feet, an arc length of 934.69 feet to a point of tangency; (9) thence North 02 degrees, 21 minutes, 38 seconds East, 98.48 feet to a point; (10) thence North 87 degrees, 38 minutes, 22 seconds East, 5.00 feet to a point; (11) thence North 02 degrees, 21 minutes, 38 seconds East, 50.00 feet to a point; (12) thence North 87 degrees, 38 minutes, 22 seconds East, 5.00 feet to a point; and (13) by a line distant 85.00 feet from the center line of the right-of-way, North 02 degrees, 21 minutes, 38 seconds West, 317.90 feet to a point on line of lands now or late Gerald Dotterer; thence along said lands North 38 degrees, 00 minutes East, 18.00 feet to a point on the Upper Pottsgrove Township and Douglass Township dividing line; thence along the Township Line, North 49 degrees, 15 minutes West, 8.25 feet to a point a corner of lands of now or late Paul and Emma Heydr; thence along said lands and crossing a twenty-foot wide utility easement 130.00 feet more or less from said last mentioned point, North 40 degrees, 41 minutes East, 443.85 feet to a point in the bed of Rick Road; thence along and in Rick Road, South 47 degrees, 10 minutes East, 38.00 feet to a point in the middle of Cross Road; thence partially along the middle of Cross Road (legal width of 33 feet and required width of 50 feet), and passing through a point of curvature on the center line of

Cross Road South 14 degrees, 30 minutes West, 286.86 feet from said last mentioned point, said curve curving to the left having a radius of 350.00 feet, a central angle of 63 degrees, 45 minutes, a chord bearing and distance of South 17 degrees, 22 minutes, 30 seconds East, 369.65 feet, and also recrossing the aforesaid 20 feet wide utility easement, South 14 degrees, 30 minutes West, 493.35 feet to a planted stone a corner on the Upper Pottsgrove and Douglass Township boundary line; thence along said boundary line and 10.00 feet Northeast of the center line of Cross Road along lands of now or late Albert Kehl and lands of Paul Weinstenger, South 49 degrees, 15 minutes East, 571.20 feet to a point; thence continuing along the center line of Cross Road by lands of now or late John Prout, South 34 degrees, 34 minutes West, 1552.85 feet to a point and place of beginning.

CONTAINING 14,580 acres of land be the same more or less.

BEING Lot 3 as shown on said plan.

EXCEPTING AND RESERVING 1,541 acres of land within the 50 foot wide legal or required right-of-way of West Moyer Road and Cross Road, and a portion of a triangular shaped tract of land required for additional right-of-way for Pennsylvania Traffic Route 100 containing 0.475 acres of land adjoining the North side of West Moyer Road, the West side of Cross Road and along the Easterly side of the controlled access highway for such purposes for which public roads may be legally used.

BEING the same premises which Vicki Lynn Kulp, Co-Trustee and Kristi Jane Brumbach, Co-Trustee of the Buchanan Family Trust dated 1/7/2005, by Indenture dated 04/21/05 and recorded 04/28/05 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5551, Page 2660, granted and conveyed unto Cross Road Development Corporation (Pennsylvania Corporation).

Parcel Numbers: 60-00-00313-01-4 and 32-00-01360-00-3.

Location of property: 355 Cross Road, Douglass and Upper Pottsgrove Townships, Montgomery County, PA.

The improvements thereon are: Residential and vacant land.

Seized and taken in execution as the property of **Cross Road Development Corporation** at the suit of Wells Fargo Bank N.A., as Successor in Interest to Wachovia Bank, N.A. Debt: \$2,459,798.86.

**Jill M. Czeschin**, Attorney, I.D. #88207

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

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

#### 12-29904

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

BEGINNING at a point on the Northwestern side of Arch Street at the distance of one hundred and one and two-tenths feet Southwestwardly from Marshall Street, a corner of this and land of Robert Darden (Deed Book 2548, Page 53), formerly Pierce Murphy and by said lot, parallel to Airy Street, Northwesternly one hundred feet to Hill Alley (20 feet wide) and along the Southeasterly side thereof, Southwestwardly twenty-six feet to a lot late of Robert Wilson, now Joseph J. and Philomena L. Lasorda (Deed Book 1856, Page 521) and by the same, parallel to the first line Southeastwardly seventy feet to a point on the edge of a brick wall; thence Southwestwardly about four and one-half inches to the middle of the brick wall on the said land of Lasorda and by the same, parallel to the first line, Southeastwardly thirty feet to Arch Street aforesaid and along the Northwesternly side thereof, Northeastwardly twenty-six feet, four and one-half inches to the place of beginning.

BEING the same premises which Andrew P. Gillen, Linda D. Gillen, n/k/a Linda D. Fiorini, and Richard A. Dean and Susan S. Dean, husband and wife, by Deed dated April 26, 2005, and recorded May 3, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5599, Page 823, granted and conveyed unto Redouane Chahid.

Parcel Number: 13-00-02240-00-6.

Location of property: 545 Arch Street, Norristown, PA 19401.

The improvements thereon are: Commercial building.

Seized and taken in execution as the property of **Redouane Chahid** at the suit of Bayview Loan Servicing, LLC. Debt: \$207,803.52.

**Gary W. Darr**, Attorney, I.D. #90857

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

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

#### 13-02136

ALL THAT CERTAIN message and tenement and lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being part of Lot No. 36 on a certain plan of lots recorded at Norristown in Deed Book 398, Page 500, bounded and described according to a recent survey and plan thereof made 1/22/1929, by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northwestern side of Church Street (40 feet wide) at the distance of 374.65 feet Northeastwardly from the Northeastly side of Moreland Road; thence extending North 52 degrees, 39 minutes West passing through the center of the party wall of said message, 76.57 feet to a point; thence extending North 51 degrees, 39 minutes West, 88.44 feet to a point; thence extending North 37 degrees, 21 minutes East, 23.33 feet to a point; thence extending South 52 degrees, 39 minutes East, 165 feet to a point on said Church Street; thence South 37 degrees, 21 minutes West, 24.93 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Smith and Rose Mattio, h/w, by Deed from H&W Property Renovations, LLC., dated 08/31/2006, recorded 09/08/2006 in Book 5615, Page 1602.

Parcel Number: 59-00-02992-00-9.

Location of property: 28 Church Street, Willow Grove, PA 19090-3402.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert F. Smith, Rose Mattio a/k/a Ross Sam Mattio** at the suit of Wells Fargo Bank, N.A. Debt: \$181,217.86.

**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.

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13-04466

ALL THAT CERTAIN unit in the property known, named and identified as 'Chesterview Condominium', situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania which property has heretofore been submitted to the provisions of the Uniform Condominium Act 68 Pa. C.S. 3101 et seq. by Declaration creating and establishing Chesterview Condominium dated 6/14/2007 and recorded 6/21/2007 in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5651, Page 1977 and re-recorded 7/26/2007 in Deed Book 5657, Page 604, and a First Amendment to Declaration of Condominium recorded 10/31/2008 in Deed Book 4712, Page 1963 designated as Unit No. 908 and 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 1.19%.

TITLE TO SAID PREMISES IS VESTED IN Glen C. Foster, by Deed from Chester View/Galman Associates, L.P., a Pennsylvania Limited Partnership, dated 07/27/2009, recorded 07/31/2009 in Book 5738, Page 2423.

Parcel Number: 37-00-01288-84-5.

Location of property: 908 Horseshoe Drive, Royersford, PA 19468-3357.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glen C. Foster** 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: \$210,270.75.

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

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

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

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13-06677

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

BEGINNING at a point on the Southwesterly side of Pulaski Street (50 feet wide) said point being 2 following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (50 feet wide): (1) leaving Glasgow Street on the arc of a circle curving to the left having a radius of twenty and no one-hundredths feet the arc distance of thirty-two and thirty-one hundredths feet to a point of tangent on the Southwesterly side of Pulaski Street; and (2) North fifty-one degrees, seventeen minutes West along the Southwesterly side of Pulaski Street four hundred forty-two and sixty-one hundredths feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christine L. Tammany by Deed from Scott A. Tammany and Christine J. Tammany and Janice P. Kruessel, dated August 27, 2003 and recorded September 4, 2003 in Deed Book 5471, Page 1874.

Parcel Number: 64-00-03871-00-7.

Location of property: 149 Pulaski Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine J. Tammany** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2003-5. Debt: \$119,259.84.

**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.

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13-07156

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan or survey of Oak Lane Manor, Section 8, made by Franklin and Lindsey, Registered Engineers, Philadelphia on the 25th day of August, A.D. 1952, as follows, to wit:

BEGINNING at a point on the Northeast side of Boncouer Road (50 feet wide) which point is measured in a Northwesterly direction along the said side of Boncouer Road on the arc of a circle curving to the right having a radius of 815 feet, the arc distance of 226.807 feet from the Westernmost terminus of a radial round corner connect the Northeast side of Boncouer Road with the Southwest side of Meadow Lane (50 feet wide); thence from the beginning point and extending along the Northeast side of Boncouer Road on the arc of a circle curving to the right having a radius of 815 feet, the arc distance of 71 feet; thence leaving the said side of Boncouer Road and extending North 27 degrees, 51 minutes, 26 seconds East, 197.834 feet to a point; thence extending South 55 degrees, 53 minutes East, 57.615 feet to a point, thence extending South 22 degrees, 51 degrees, 57 seconds West, 1792.12 feet to the point and place of beginning.

BEING Lot No. 629.

BEING the same premises which Riccardi Jagger Lafond and Geatchine Honore by Deed dated 09/09/2005 and recorded 09/27/2005 in Montgomery County in Deed Book 5572, Page 1790 conveyed unto Thanh-Van T. Phan and Dat Chung, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Thanh-Van T. Phan and Dat Chung, h/w, by Deed from Riccardi Jagger Lafond and Geatchine Honore, dated 09/09/2005, recorded 09/27/2005 in Book 5572, Page 1790.

Parcel Number: 31-00-02785-00-1.

Location of property: 53 Boncouer Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thanh-Van Thi Phan and Dat Chung** at the suit of Wells Fargo Bank, N.A. Debt: \$246,522.63 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.

13-07190

ALL THAT CERTAIN brick message and lot of land, situate on the South side of Cherry Street between Washington and Franklin Streets, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being No. 418 Cherry Street, bounded and described, as follows, to wit:

BEGINNING at a point in the South line of Cherry Street in the division line of this and property now or late of Fillmore Hamilton at the distance of one hundred and fifty-three feet, East from the Southeast corner of Cherry and Franklin Streets; thence Southward along the said division line one hundred and forty feet to Apple Alley; thence Eastward along the North line of said alley, fifteen feet to a corner of this and land now or late of John B. Boyer; thence Northward along said land now at late of John B. Boyer, one hundred and forty feet to the South line of Cherry Street; thence Westward along said Cherry Street fifteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harry Kalamon and Sylvia M. Kalamon, his wife, by Deed from Edward Pastelak and Mary Jane Sikora, Executrix of the Estate of Anna Pastelak, dated 05/12/1983, recorded 05/23/1983 in Book 4707, Page 1925.

Parcel Number: 16-00-04864-00-7.

Location of property: 418 Cherry Street, Pottstown, PA 19464-5936.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry Kalamon and Sylvia M. Kalamon** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$94,296.60.

**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.

13-09214

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, on 5/28/1952, as follows, to wit:

BEGINNING at a pin in the center line of State Highway Route No. 113 leading from Trappe to Skippack, at the distance of two hundred forty feet Southwestwardly from line of land of Claire Bachman; thence in the bed of said State Highway, South forty-seven degrees, five minutes West, fifty-five and nine-tenths feet to an iron bar, on the South side of said highway; thence continuing in the bed of said State Highway, North eighty-one degrees, thirty-two minutes West, seventy and sixty-five one-hundredths feet to a point; thence along other land of James B. Elseaser and Margaret, his wife, North five degrees, West one hundred eighty-five and six-tenths feet to an iron pin in line of land of Claire Bachman; thence along said land South seventy-one degrees, forty minutes East, forty feet to an iron pin; thence along other land of James B. Elseaser and Margaret, his wife, the 2 following courses and distances South forty-seven degrees, five minutes West, seventeen and five-tenths feet to an iron pin; thence South thirty-eight degrees, fifty-two minutes West, one hundred seventy and forty-two one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia Dise, by Deed from Betty A. Willouer, dated 12/09/2005, recorded 12/13/2005 in Book 5582, Page 2545.

Parcel Number: 51-00-00394-00-5.

Location of property: 969 Bridge Road, Creamery, PA 19430.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Dise a/k/a Patricia Dise** at the suit of Citimortgage, Inc. Debt: \$141,373.04.

**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.

13-10669

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision for Henry Davis, made by Urwiler and Walter, FNC, dated March 26, 1990, last revised May 14, 1990 and recorded in Plan Book A-52, Page 144, as follows, to wit:

BEGINNING at a point on the Southerly ultimate right-of-way line of Camp Wawa Road, said point being a common corner of Lot #1 and Lot #2; thence from point of beginning and along Lot #2 South 9 degrees, 36 minutes West, 222.66 feet to a point; thence South 36 degrees, 33 minutes, 39 seconds West, 274.00 feet to a point; thence South 59 degrees, 31 minutes, 58 seconds West, 312.89 feet to a point; thence North 47 degrees, 48 minutes, 41 seconds West, 150.00 feet to a point; thence South 42 degrees, 11 minutes, 19 seconds West, 25.00 feet to a point; thence North 47 degrees, 48 minutes, 41 seconds West, 100.52 feet to a point; thence North 23 degrees, 23 minutes, 14 seconds East, 115.00 feet to a point; thence North 19 degrees, 23 minutes, 58 seconds East, 158.37 feet to a point; thence North 3 degrees, 27 minutes West, 158.90 to a point on the Southerly ultimate right-of-way line of Camp Wawa Road; thence along same North 77 degrees, 37 minutes East, 77.11 feet to a point; thence on the arc of a circle curving to the right having a radius of 470.00 feet, the arc distance of 84.13 feet to a point; thence North 87 degrees, 52 minutes, 21 seconds East, 131.33 feet to a point; thence South 89 degrees, 54 minutes, 32 seconds East, 223.12 feet to a point; thence North 88 degrees, 28 minutes, 36 seconds East, 97.22 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on above mentioned plan.

BEING the same premises which Harry Davis and Charlotte L. Davis, by Deed dated September 16, 2003 and recorded September 18, 2003 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5473, Page 1420, granted and conveyed unto Kevin Diehl and Elizabeth McCarthy, as Joint Tenants With the Right of Survivorship.

Parcel Number: 50-00-00220-00-9.

Location of property: 592 Camp Wawa Road, Lederach, PA 19450.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Elizabeth McCarthy and Kevin Diehl, as Joint Tenants With the Right of Survivorship** at the suit of U.S. Bank, National Association, as Successor Trustee to Wachovia Bank, National Association, as Trustee for the Holders of GSR Mortgage Loan Trust 2004-15F. Debt: \$476,146.36.

**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.

13-11149

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a Phase Plan Cheswyck Subdivision, made for Streepor Karr, III by James H. Strothers Associates, Land Surveyors, dated 07/19/1982 and last revised 08/16/1982 and recorded in Plan Book A-44, Page 252 A-B-C-D, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Windsor Drive, (50 feet wide), said point being measured the four following courses and distances from a point of curve on the Northeasterly side of Cheswyck Drive (50 feet wide), viz: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point; (2) North 78 degrees, 29 minutes, 58 seconds East, 60.00 feet to a point of curve; (3) on the arc of a circle curving to the left, having a radius of 225 feet the arc distance of 74.94 feet to a point; and (4) North 59 degrees, 25 minutes, 00 seconds East, 266.45 feet to the place of beginning; thence extending from said point of beginning, along Lot No. 11, North 30 degrees, 35 minutes, 00 seconds West, 148.40 feet to a point; thence extending North 62 degrees, 27 minutes, 03 seconds East, 50.07 feet to a point a corner of Lot No. 13; thence extending along the same, South 30 degrees, 35 minutes, 00 seconds East, 145.75 feet to a point on the said Northwesterly side of Windsor Drive; thence extending along the same, South 59 degrees, 25 minutes, 00 seconds West, 50.00 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES VESTED IN Michael C. Fedesco and Stacey L. Bobb-Fedesco by Deed from Alfred J. Snively and Staci D. Snively dated 1/5/2007 and recorded on 1/24/2007 in the Montgomery County Recorder of Deeds in Instrument No. 2007011071, Book 5632, Page 2321.

Parcel Number: 50-00-04584-18-1.

Location of property: 437 Windsor Drive, Harleysville, PA 19438.



The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael C. Fedesco and Stacey L. Bobb-Fedesco** at the suit of Citimortgage, Inc. Debt: \$260,456.11.

**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.

13-13330

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by William T. Muldrew, Surveyor and Regulator recorded in Deed Book 732, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Maple Avenue (formerly Avenue "A") (40 feet wide) at the distance of 500 feet Southwest from the middle of Woodrow Avenue (40 feet wide).

CONTAINING in front or breadth on the said middle line of Maple Avenue 40 feet and extending of that width in length or depth Southeastwardly between lines at right angles to the said middle line of Maple Avenue 120 feet.

BEING Lot Nos. 1906 and 1907 on said plan.

ALSO ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lot Nos. 1908 and 1909 on a certain Plan of Lots of Ferguson Tract No. 11, recorded in Deed Book 732, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Maple Avenue (formerly Avenue "A") at the distance of 491.24 feet Northeast from the middle of Jenkintown Road (50 feet wide).

CONTAINING in front or breadth on the said middle line of Maple Avenue 40 feet (each lot being 20 feet in front) and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the middle line of Maple Avenue 120 feet.

BEING Block 237, Unit 7.

BEING the same premises which D. Scott Kee and Karen M. Kee, f/n/a Karen M. Krumenacker, by Deed dated 4/30/1987 and recorded 5/28/1987 at Norristown, Pennsylvania in Deed Book 4838, Page 2160, granted and conveyed unto Joseph A. Panasiuk and Sarah Ann Fraser, as Joint Tenants With Right of Survivorship, in fee.

Parcel Number: 30-00-41096-00-4.

Location of property: 641 Maple Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph A. Panasiuk, United States of America and Sarah Ann Panasiuk f/n/a Sarah Ann Fraser** at the suit of OneWest Bank, FSB. Debt: \$303,113.08.

**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.

13-14537

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan - Phase 2 "The Vineyards" made for Milford Acquisitions Inc. by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated 9/10/2001 revised 2/10/2004 and recorded in Plan Book 23, Page 8 etc. and Final Plan - Phase 3 "The Vineyards" dated 9/10/2001 last revised 8/10/2004 and recorded in Plan Book 24, Page 214 etc., as follows, to wit:

BEING known as Lot 170 on the above mentioned.

TITLE TO SAID PREMISES IS VESTED IN Janice R. Muller by Deed from Vineyard Properties, LLC, a Pennsylvania Limited Liability Company, dated November 23, 2005 and recorded December 2, 2005 in Deed Book 05581, Page 1694.

Parcel Number: 57-00-04628-61-6.

Location of property: 1104 Burgundy Circle, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Janice R. Muller** at the suit of Harleysville Savings Bank. Debt: \$340,863.34.

**Brian T. LaManna**, Attorney.

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

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

13-16089

ALL THAT CERTAIN unit in the property known, named and identified, the Declaration Plan referred to below as Hunter House Condominium, 449 Montgomery Avenue, **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Uniform Condominium Act by the recording in the Office for the Recording of Deeds in and for the County of Montgomery, of a Declaration recorded in Deed Book 4619, Page 43, a Declaration Plan recorded in Condominium Book 8, Page 66, and the by-laws recorded in Deed Book 4619, Page 59, being and designated on such Declaration Plan as Unit No. 408 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 .2655%.

TOGETHER with the exclusive use of Parking Unit No. 408 as shown and described as a Limited Common Element on the Declaration Plan and further set forth in the recorded Declaration for Hunter House Condominium.

BEING the same premises which The R. Johnstone Harrity Revocable Trust dated 03/18/2002 and The Louise H. Harrity Revocable Trust dated 03/18/2002, by Deed dated November 4, 2004 and recorded January 3, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5538, Page 2718, granted and conveyed unto Aniss Fradi.

Parcel Number: 40-00-40232-88-5.

Location of property: 449 West Montgomery Avenue #408 a/k/a Montgomery Avenue, Haverford, PA 19041.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Aniss Fradi a/k/a Fradi Aniss** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2004-29, Mortgage Pass-Through Certificates, Series 2004-29. Debt: \$348,242.96.

**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.

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13-21475

ALL THAT CERTAIN unit, designated as Unit Number 907 being a unit in Middleton Place Townhomes Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of January A.D. 1982 in Deed Book 4674, Page 1029, etc., and Plats and Plans for Middleton Place Townhomes Condominium, bearing date the 6th day of January A.D. 1982 and recorded as Exhibit 'C' of the Declaration of Condominium of Middleton Place Townhomes Condominium, in Deed Book 4674, Page 1029.

TOGETHER with all right, title and interest being a 0.86957 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Cheryl Fisher, by Deed from Jeffrey R. Fisher, dated 10/03/2007, recorded 10/15/2007 in Book 5668, Page 1806.

Parcel Number: 63-00-05211-06-3.

Location of property: 907 Middleton Place, Norristown, PA 19403-2839.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cheryl Fisher** 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: \$181,168.12.

**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.

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13-21761

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

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

BEING all of Lot No. 3 on said plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James T. English and Darcey J. English** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JP Morgan Chase Bank, N.A., f/k/a JP Morgan Chase Bank, as Trustee, for GSMPS Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2. Debt: \$87,229.21.

**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.

13-22139

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

BEGINNING at a point on the Southwesterly side of Elm Street, at the distance of 15 feet, 1 inch Southeasterly from the Southeasterly side of Haws Avenue, a corner of this and land now or late of Sadie Smith; thence extending Southwesterly along said land, the line passing through the middle of partition wall between the house hereon erected and the house erected on the adjoining land of said Smith, 81 feet to a 4 feet wide alley, used in common; and thence Southeasterly along the Northeasterly side of said alley, 14 feet to a point, a corner of this and lands now or late of Thomas Evans; thence Northeasterly by the same, the line passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining land of said Evans, 81 feet to Elm Street; thence, Northwesterly along the Southwesterly side of Elm Street, 14 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Butler, by Deed from Thomas J. Paolini and Michael Gable, dated 07/20/2007, recorded 07/24/2007 in Book 5656, Page 2415.

Parcel Number: 13-00-10840-00-1.

Location of property: 720 West Elm Street, Norristown, PA 19401-3726.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Butler** at the suit of Green Tree Servicing, LLC. Debt: \$83,739.62.

**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.

13-22431

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**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.

13-22469

ALL THAT CERTAIN lot or piece or parcel 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 Southwest side of Elm Street, at the distance of 29 feet and 1 inch Southeasterly from Haws Avenue, a corner of this and lands of Sadie E. Smith; thence extending by the same Southwesterly the line passing through the middle of the partition wall between this and her house 81 feet to a 4 feet wide alley; thence Southeasterly along the Northeast side thereof, 14 feet to a point a corner of this and lands of Henry Shull; thence by the same Northeasterly, the line passing through the middle of the partition wall between this and his house, 81 feet to Elm Street aforesaid; and thence Northwesterly along the Southwest side thereof 14 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Catherine Reilly by Deed from Wilda W. Reilly dated October 6, 1997 and recorded October 15, 1997 in Deed Book 5203, Page 495.

Parcel Number: 13-00-10836-00-5.

Location of property: 718 West Elm Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine Reilly** at the suit of American Heritage Federal Credit Union. Debt: \$61,218.88.

**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.

13-22774

ALL THOSE THREE CERTAIN lots or pieces of ground, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 42, 43 and 44 in a plan of lots known as Jefferson Manor said plan being recorded in Montgomery County in Deed Book No. 831, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Juniata Road six hundred fifty feet Southeast of the intersection of the Northeast side of Juniata Road with the Southeast side of Orchard Lane, having a frontage on Juniata Road of one hundred fifty feet and extending of that width or breadth between parallel lines at right angles to said Juniata Road one hundred eighty and ten one hundredths feet to premises now or late of David M. Martin, bounded on the Southwest by Juniata Road on the Northwest by Lot No. 45 on the aforesaid plan on the Northeast by land now or late of David M. Martin and on the Southeast by Lot No. 41 on said plan.

ALSO ALL THAT CERTAIN Lot No. 45 on a certain plan of lots of Jefferson Manor, as recorded in Deed Book 831, Page 600, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania bounded and described, as follows:

BEGINNING at a point on the Northeast side of Juniata Road six hundred and fifty feet Southeasterly from the intersection of the Northeast side of Juniata Road with the Southeast side of Orchard Lane, a corner of this and other land of Marino A. Urbano et al. and Lot No. 44; thence along the said side of Juniata Road Northwesterly fifty feet, more or less to the line of Lot No. 46 of Nelson W. Yeakel and Anna M., his wife; thence along the said Yeakel's property and at right angles to Juniata Road Northeasterly one hundred eighty and one-tenth feet more or less, to land of David Martin Estate; thence along the said Martins' land and parallel to Juniata Road Southeasterly fifty feet more or less to land of Marino A. Urbano et al.; and thence along the said Urbanos' land Southwesterly, one hundred eighty and one-tenth feet more or less, to the place of beginning.

EXCEPTING AND RESERVING thereout and therefrom,

ALL THOSE TWO CERTAIN lots of land, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania being Lots Nos. 42 and 43 in a plan of lots known as Jefferson Manor, said plan being recorded in Montgomery County in Deed Book 831, Page 600 and bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Juniata Road seven hundred feet Southeast of the intersection of the Northeast side of Juniata Road with the Southeast side of Orchard Lane, having a frontage on Juniata Road of one hundred feet Southeasterly and extending of that width, between parallel lines at right angles to said Juniata Road, one hundred eighty and one-tenth feet to premises now or late of David M. Martin, bounded on the Southwest by Juniata Road on the Northwest by Lot #44 of Marino A. Urbano et al. on the Northeast by land late of David M. Martin and on the Southeast by Lot #41 of J. Henry S. Daub and Kathryn Daub, his wife, (Deed Book 2106, Page 247) conveyed by Marino A. Urbano, singleman et al. to Genaro Perri and Jean Urbano Perri, his wife, Deed dated January 15, 1951 recorded in Deed Book 2152, Page 436.

TITLE TO SAID PREMISES IS VESTED IN Andrea M. Dixon, by Deed from Daryn M. Dixon, a/k/a, Daryn M. Dixon, Sr. and Andrea M. Dixon, a/k/a, Andrea Dixon, his wife, dated 09/07/2010, recorded 10/25/2010 in Book 5783, Page 326.

Parcel Number: 63-00-04147-00-2.

Location of property: 1935 Juniata Road, Norristown, PA 19403-3101.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daryn M. Dixon and Andrea M. Dixon a/k/a Andrea Dixon** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$186,329.41.

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

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

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

13-22936

PREMISES "A" ALL THOSE TWO lots or pieces of ground, with the buildings and improvements thereon erected, one thereof being Lot #591, situate in **Abington Township**, Montgomery County, Pennsylvania, situated on the Southwest side of Pierce Avenue (formerly called Woodland Avenue) at the distance of 325 feet Northwest of Reservoir Avenue.

CONTAINING in front on Pierce Avenue (formerly called Woodland Avenue) 25 feet and in the depth Southwest, 125 feet as shown on a plan or map of The Willow Grove Heights, copies of which are duly filed in the Recorder of Deeds Office, at Norristown, in Book #380, Page 500 etc.

SITUATE on the Southwesterly side of Pierce Avenue (formerly Woodland Avenue) (50 feet wide) at the distance of 350 feet Northwestwardly from the Northwesterly side of Reservoir Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Pierce Avenue 25 feet and extending of that width in length or depth Southwestwardly between parallel lines 125 feet.

BEING the same premises which Cheryl Carrington, Administratrix of the Estate of Ann Thrower a/k/a Anne Y. Thrower, by Deed dated July 11, 2007 and recorded August 6, 2007 in Montgomery County in Deed Book 5658, Page 2598 granted and conveyed unto Garnet Muse.

Parcel Number: 30-00-53780-00-1.

Location of property: 2546 Pierce Avenue, Abington Township, Willow Grove, Montgomery County, PA.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Garnet Muse** at the suit of Susquehanna Bank, Successor to Graystone Tower Bank as Assignee of Wells Fargo Bank, N.A. Debt: \$164,054.06.

**Keith Mooney**, Attorney.

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

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

13-24026

ALL THAT CERTAIN one-half of a double brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the North side of Third Street, being known as No. 57 West Third Street, bounded and described, as follows, to wit:

BEGINNING at the Southeast corner of Lot No. 15, now or late of Henry Geiger and Third Street; thence by said Lot No. 15, Northwardly 140 feet to a 20 foot wide alley; thence by the said alley, Eastwardly 30 feet to a corner of Lot No. 17, now or late of Mary L. Smith; thence by the same, Southwardly 140 feet to Third Street aforesaid; thence by the said Third Street, Westwardly 30 feet to the place of beginning.

BEING Lot No. 16, Block 36, Unit 100.

TITLE TO SAID PREMISES IS VESTED IN Richard D. Hartman and Jessica L. Hartman, h/w, by Deed from Portia L. Richards, dated 10/19/2009, recorded 11/27/2009 in Book 5751, Page 2365.

Parcel Number: 16-00-29584-00-1.

Location of property: 57 West 3rd Street, Pottstown, PA 19464-5211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard D. Hartman a/k/a Richard Hartman and Jessica L. Hartman a/k/a Jessica Hartman** 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: \$132,179.68.

**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.

13-25170

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision Glenn Rose made by Nave, Newell and Stempf, Ltd., dated 8/20/1998 and last revised on 1/12/2000 and recorded in Plan Book A-59, Pages 123 and 124, as follows, to wit:

BEGINNING at a point on the Northwestern side of Glenn Rose Boulevard (26 feet wide) said point being a corner of common open area as shown on the above mentioned plan and place of beginning; thence extending from, said place of beginning and along common open area, North 36 degrees, 23 minutes, 2 seconds West, 97.79 feet to a point in line of Lot No. 7; thence extending along Lot No. 7 North 29 degrees, 39 minutes, 8 seconds East, 10.36 feet to a point a corner of common open area; thence extending along same, North 53 degrees, 36 minutes, 58 seconds East, 27.53 feet to a point, a corner of Lot No. 5; thence extending along Lot No. 5 South 36 degrees, 23 minutes, 2 seconds East, 102 feet to a point on the Northwestern side of Glenn Rose Boulevard; thence extending along the Northwestern side of Glenn Rose Boulevard South 53 degrees, 36 minutes, 55 seconds West, 31 feet to a point, a corner of common Open Space, aforesaid, being the first mentioned point and place of beginning.

UNDER AND SUBJECT, inter alia to the covenants, restrictions, easements, terms, rights, agreements condition, exceptions, reservations, and exclusions as contained and set forth in that certain Declaration of Glenn Rose Planned Community Association recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5333, Page 2313 &c, and any amendments to the said Declaration, as the same may be duly appointed from time to time.

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

BEING the same premises which Rajesh Honnawarkar and Trupti Kamath by Deed dated 8/2/2004 and recorded 9/21/2004 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5526, Page 1 granted and conveyed unto Vikki Tolbert.

Parcel Number: 58-00-08379-05-3.

Location of property: 310 Glenn Rose Circle a/k/a 310 Glenn Rose Boulevard, King of Prussia, PA 19406.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vikki M. Tolbert** at the suit of Nationstar Mortgage, LLC. Debt: \$296,687.21.

**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.

13-26010

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan for Robert C. Petrilla, made by Ralph E. Shaner & Son, dated 11/3/1986 and revised last 2/13/1987, recorded in Plan Book C-16, Page 90, as follows, to wit:

BEGINNING at a point on the Western side of Juniper Street, said point being North forty-two degrees, one minute East, one hundred thirty-eight feet from the Northern intersection of Mervine Street with the said Juniper Street, said point also being the common corner of Lots 1 and 2 on said plan; thence along the dividing line of Lots 1 and 2 North fifty-three degrees, eight minutes West, one hundred forty and sixty one-hundredths feet to a point on line of an alley; thence along said alley North forty-two degrees, ten minutes East, sixty-seven and two one-hundredths feet to a point, a common corner of Lots 2 and 3 on said plan; thence along the dividing line of Lots 2 and 3, South fifty-seven degrees, thirty-three minutes East, one hundred forty-two and three one-hundredths feet to a point on the Western side of Juniper Street; thence along the Western side of Juniper Street, South forty-two degrees, one minute West a distance of seventy-eight feet to a point, the place of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Stacy B. Cartledge and Kelly A. Cartledge, h/w, by Deed from Thomas L. Hoffman, Executor of the Estate of Margaret Hallman a/k/a Margaret S. Hallman, a/k/a Margaret Brooke Hallman, deceased, dated 08/28/2008, recorded 09/02/2008 in Book 5705, Page 2521.

Parcel Number: 60-00-01612-10-1.

Location of property: 1263 Juniper Street, Pottstown, PA 19464-1951.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly A. Kiser a/k/a Kelly A. Cartledge and Stacy B. Cartledge** at the suit of Wells Fargo Bank, N.A. Debt: \$199,379.46.

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

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

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

13-26331

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Huntingdon Dales Section #3, **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a certain plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated December 31, 1956, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Greyhorse Road (fifty feet wide), said point of tangent being at the distance of thirty-one and twelve one-hundredths feet (31.12) measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Southwesterly side of Cowbell Road (fifty feet wide); thence extending from said point of beginning South thirty-five degrees, forty-four minutes, fifty-five seconds West along the Northwesterly side of Greyhorse Road eighty-six and seventy-four one-hundredths feet (86.74) to a point of curve in the same; thence extending Southwestwardly still along the Northwesterly side of Greyhorse Road on the arc of a circle curving to the right having a radius of three hundred feet the arc distance of twenty-seven and ninety one-hundredths feet (27.90) to a point of tangent in the same; thence extending South forty-one degrees, four minutes, thirty-five seconds West still along the Northwesterly side of Greyhorse Road four and thirty-nine one-hundredths feet (4.39) to a point; thence extending North forty-nine degrees, twenty-four minutes, twenty-five seconds West ninety-four and thirty-one one-hundredths feet (94.31) to a point; thence extending North forty degrees, thirty-five seconds East one hundred and thirty-seven feet (137.00) to a point on the Southwesterly side of Cowbell Road aforesaid; thence extending South forty-nine degrees, twenty-four minutes, twenty-five seconds East along the Southwesterly side of Cowbell Road sixty-six and three one-hundredths feet (66.03) to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and twelve one-hundredths feet (31.12) to the first mentioned point of tangent and place of beginning.

BEING Lot #109 as shown on the above mentioned plan.

BEING the same premises which Walter D. Studley, by Deed dated March 12, 2007 and recorded March 26, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5640, Page 01508, granted and conveyed unto Valerie Hines, as Sole Owner.

Parcel Number: 59-00-03724-00-6.

Location of property: 139 Greyhorse Road a/k/a 251 Cowbell Road, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Valerie Hines** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6, by its Servicer, Ocwen Loans Servicing, LLC. Debt: \$364,618.41.

**Andrew J. Marley**, Attorney.

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

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

13-26524

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being shown on the Plan of Lots of "Perry's Addition to North Wales Heights", as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 472, Page 500, and being more fully bounded and described together, as follows, to wit:

SITUATE on the Northeasterly side of Fifth Street (50.00 feet wide), beginning at a point 150.00 feet measured Southeastwardly from the Southeasterly side of Church Street (50.00 feet wide); thence North 31 degrees, 26 minutes East, 150.00 feet; thence South 58 degrees, 40 minutes East, 66.66 feet to a point; thence South 31 degrees, 26 minutes West, 150.00 feet to the said Northeasterly side of Fifth Street; thence along the said side of said street, North 58 degrees, 40 minutes West, 66.66 feet to the first mentioned point and place of beginning.

BEING Lot Numbers 73 and 74, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Lisa Nash by Deed from Glen P. Nash and Lisa Nash, husband and wife dated November 27, 2006 and recorded December 6, 2006 in Deed Book 5626, Page 2375.

Parcel Number: 14-00-00672-00-7.

Location of property: 307 South 5th Street, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Nash** at the suit of JP Morgan Chase Bank, N.A. Debt: \$215,658.28.

**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.

13-27524

PREMISES 'A'

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

SITUATE on the Northwest side of Arline Avenue (fifty feet wide) at the distance of five hundred twelve and fifty one-hundredths feet Northeast from the Northeast side of Patane Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Arline Avenue thirty-seven and fifty one-hundredths feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Arline Avenue one hundred ten feet. The Southwest line thereof partly passing through the party wall between this premises and the premises adjoining to the Southwest.

BEING Lot No. 195-A Arline Avenue and also being part of Lot 56 and all of lot 57 Block M on Plan of Roslyn Heights.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, State of Pennsylvania more particularly known and described as Lot No. 58 in Block M as shown on a certain plan or map of Roslyn Heights surveyed and prepared by J. Oliver Carter, Civil Engineer dated November 1927 and filed and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 1033, Page 600 described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Arline Avenue at the distance of three hundred feet measured South forty-four degrees, West from the Westerly side of Park Avenue.

CONTAINING in front or breadth on said side of Arline Avenue measured South forty-four degrees, West twenty-five feet and extending of that width, length or depth Northwestwardly one hundred and ten feet.

TITLE TO SAID PREMISES IS VESTED IN Leroy S. Lucas and Bonita G. Lucas, his wife (as to a 50% interest, as Tenants by the Entirety) and Henry Maurice Lowery and Crystal Lowery, his wife, (as to a 50% interest as Tenants by the Entirety), as Joint Tenants With Right of Survivorship as to the whole, by Deed from Leroy S. Lucas and Bonita G. Lucas, his wife, dated 02/19/2008, recorded 03/24/2008 in Book 5686, Page 1298.

Parcel Numbers: 30-00-01976-00-1 and 30-00-01980-00-6.

Location of property: 1540 Arline Avenue, Abington, PA 19001-1502.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leroy S. Lucas, Bonita G. Lucas, Crystal Lowery and Henry Maurice Lowery** at the suit of Cenlar, FSB. Debt: \$180,226.24.

**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.

13-28179

ALL THAT CERTAIN messuage and lot of land, being 1034 West Lafayette 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 Southwest side of West Lafayette Street at the distance of 53 1/2 feet Southeasterly from the Southeast side of Buttonwood Street along land now or late of Domenico DiGiuseppe; thence at right angles to a Lafayette Street Southwest side the line passing through the middle of the partition wall between this house and the house on the adjoining premises 96 1/2 feet to a point in the middle of a 15 feet wide alley known as DiRocco Alley,

laid out and dedicated for the use of the owners and occupiers of the premises abutting thereon; thence along the middle of said alley, Southeasterly 18 feet to a point; thence Northeasterly along land now or late of Dante DiRocco 96 1/2 feet to the Southwest side of said West Lafayette Street; thence Northwesterly along the same 18 feet to the place of beginning.

BEING the same premises which Walter C. Beal and Cindy Beal, husband and wife by Deed dated 6/15/2007 and recorded 6/18/2007 in Montgomery County in Deed Book 5651, Page 526 granted and conveyed unto Patrick L. Lipscomb.

Parcel Number: 13-00-19680-00-8.

Location of property: 1034 West Lafayette Street, Norristown Borough, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patrick L. Lipscomb** at the suit of JP Morgan Chase Bank, National Association. Debt: \$158,621.65.

**Andrew F. Gornall**, Attorney. I.D. #92382

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

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

13-28450

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 and described according to a survey and plan thereof made by Donald R. Schurr, Registered Engineer and Surveyor, on August 11, 1952 and recorded at Norristown, in the Office for the Recording of Deeds in Deed Book 2310, Page 600, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cottage Lane (50 feet wide) at the distance of 458.42 feet Northeastwardly from a point of curve formed by the intersections of the said Southeasterly side of Cottage Lane, with the Easterly side of Woodlawn Road (50 feet wide); thence extending along Cottage Lane, 49 degrees, 31 minutes, 20 seconds East, 70 feet to the point; thence extending South 63 degrees, 47 minutes, 40 seconds West, 72.23 feet to a point; and thence extending 40 degrees, 28 minutes, 40 seconds West, 181.86 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Robert C. Ginyard, Sr. and Dolores S. Ginyard by Deed from Robert C. Ginyard, Sr., widower dated September 25, 1989 and recorded September 28, 1989 in Deed Book 4924, Page 1177.

THE SAID Robert C. Ginyard, Sr. departed this life on 3/25/1991. Thus vesting property to Delores S. Ginyard by operation of law.

Parcel Number: 33-00-01837-00-2.

Location of property: 3012 Cottage Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dolores S. Ginyard** at the suit of Citibank, N.A., as Trustee for WaMu Series 2007-HE2 Trust. Debt: \$158,262.65.

**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.

13-28475

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a land development plan prepared as part of "Deer Run of Blue Bell", made for Deer Lake Development, Inc. by Richard C. Mast Associates, P.C., Consulting Engineers and Surveyors, dated 11/1/2004 and last revised 5/1/2006 and recorded in Plan Book 26, Page 470, as follows, to wit:

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

TOGETHER WITH AND UNDER AND SUBJECT, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Deer Lake Planned Community, dated 4/2/2007 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 5642, Page 2313 and First Amendment recorded in Deed Book 5659, Page 2270, Second Amendment recorded in Deed Book 5685, Page 959 and Amendment recorded in Deed Book 5690, Page 2572 and any amendments to the said Declaration as the same may be duly adopted from time to time.

BEING the same premises which Deer Lake Development, Inc., a Pennsylvania Corporation by Deed dated 2/23/2009 and recorded 2/27/2009 in Montgomery County in Deed Book 5722, Page 2979 conveyed unto Carmen S. Salamone and Lucy Ann DiPiero in fee.

ALSO being the same premises which Carmen Salamone and Lucy Ann DiPiero by Deed dated 4/30/2012 and recorded 5/1/2012 in Montgomery County in Deed Book 5833, Page 2890 conveyed unto Carmen Salamone, in fee.

Parcel Number: 66-00-04240-36-3.

Location of property: 206 Caribou Court, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carmen Salamone** at the suit of Continental Bank. Debt: \$413,611.07.

**Scott P. Sheckman**, Attorney.

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

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

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13-28668

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

BEGINNING at an iron pin, a corner in the middle of Main Street (formerly Green Lane and Goshenhoppen Road) in a line of Edwin Ralter's land; thence by land now or formerly of John Ralter along said Turnpike Road, South 26 1/2 degrees, West 4 perches and 4/10 of a perch to a stone, a corner in said Turnpike Road; thence by land now or formerly of Henry Schwank, North 75 1/2 degrees, West 20 perches and 25/100 or a perch to a stone, a corner; thence by land now or formerly of William A. Walker, North 26 degrees, East 7 perches and 3/10 of a perch to a stone, a corner; thence by land of Edwin Ralter, South 67 1/2 degrees, East 19 perches and 94/100 of a perch to the place of beginning.

CONTAINING 116 perches of land.

TITLE TO SAID PREMISES IS VESTED IN Elzbieta Gasior, by Deed from Julia F. Bossert, dated 07/24/2000, recorded 07/28/2000 in Book 5325, Page 609.

Parcel Number: 17-00-00556-00-3.

Location of property: 237 Main Street, Red Hill, PA 18076-1403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elzbieta Gasior** at the suit of JP Morgan Chase Bank, National Association. Debt: \$89,835.33.

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

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

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

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13-29020

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Record Subdivision-Phase 1A/1B (Section 9) of Northgate made by Van Cleef Engineering Associates dated 10/31/2005 last revised 11/22/2006 and recorded in Plan Book 28, Pages 247 to 260 (page 249), as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Morgan Hill Drive said point being a corner of Lot 10 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 10 South 34 degrees, 10 minutes, 18 seconds West, 105 feet to a point; thence extending North 50 degrees, 56 minutes, 36 seconds West crossing the Southeasterly side of a 20 feet wide storm sewer easement 72.38 feet to a point in the bed of said easement, said point also being a corner of Lot 8; thence extending along Lot 8 and through the bed of said easement North 43 degrees, 58 minutes, 30 seconds East, 105 feet to a point of curve on the Southwesterly side of Morgan Hill Road; thence extending along the same Southeastwardly along the arc of a circle curving to the left having a radius of 320 feet re-crossing the Southeasterly side of the aforementioned easement the arc distance of 54.57 feet to the first mentioned point and place of beginning.

BEING Lot 9 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gregory Kozminski and Jennifer Kozminski, by Deed from Northgate Development Company, L.P., dated 08/08/2007, recorded 08/15/2007 in Book 5660, Page 2375.

Parcel Number: 57-00-01006-11-8.

Location of property: 1120 Morgan Hill Drive, Pennsburg, PA 18073-1128.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory Kozminski and Jennifer Kozminski** at the suit of Wells Fargo Bank, N.A. Debt: \$310,520.48.

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

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

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

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13-29114

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, dated June 4, 1948, as follows, to wit:

BEGINNING at a pin in the bed of Swamp Pike, said pin marking a corner of these and lands now or late of Joseph Testa; thence along grounds now or late of Joseph Testa, the two following courses and distances: (1) North forty-seven degrees, forty-five minutes East, seven hundred seventy-eight feet to an iron pin; (2) South fifty-four degrees, thirty minutes East,

one hundred seventy-five feet and twenty-five one-hundredths feet to a rock; thence extending South forty-two degrees, West along the ground now or late of Charles Eisemann, seven hundred one feet and five-tenths feet to an iron pin; thence along ground now or late of William Rau, the two following courses and distances: (1) North forty-five degrees, forty-five minutes West, ninety-two feet and six-tenths feet to an iron pin; (2) South forty-four degrees, forty-five minutes West, ninety-seven feet and eight-tenths feet to a pin in the bed of said Swamp Pike; thence North fifty degrees, thirty minutes West, through the bed of said Swamp Pike one hundred thirty-nine feet and five-tenths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Danelle N. Lacey and Donna R. Lacey, as Tenants in Common by Deed from Richard Harami, by his Attorney in Fact, Stephen McGonigle, by virtue of Power of Attorney intended to be recorded forthwith, dated 06/17/2005, recorded 06/21/2005 in Book 5558, Page 1084. Record owner Donna R. Lacey died on 01/04/2009, and Danelle Nickole Lacey was appointed Administratrix of her estate. Letters of Administration were granted to her on 05/05/2009 by the Register of Wills of Montgomery County, No. 46-09-1130. Decedent's surviving heir(s) at law and next-of-kin is Danelle Nickole Lacey.

Parcel Number: 37-00-04954-00-4.

Location of property: 500 Swamp Pike, Schwenksville, PA 19473-1403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle Nickole Lacey a/k/a Danielle N. Lacey, Individually and in her Capacity as Administratrix of the Estate of Donna R. Lacey and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Donna R. Lacey, Deceased** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$173,638.41.

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

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

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

13-29131

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

BEGINNING at a point on the Northeast side of Fornance Street at the distance of 16 feet, 04 inches, Northwest from the North corner of Fornance and Willow Streets, a corner of this and land late of Egbert Bailey; thence Northeast, the line passing through the middle of the party wall between this and said Bailey's adjoining house, 100 feet, 00 inches to the middle of a four foot wide alley; thence Northwest, at right angles to Willow Street, 21 feet, 06 inches to the middle of an alley opened for the use of the owners and occupiers of this and adjoining house; thence Southwest, the line passing through the middle of said alley, 100 feet, 00 inches to the Northeast side of Fornance Street, aforesaid; thence Southeast, along said side of Fornance Street, 21 feet, 06 inches to the place of beginning.

Parcel Number: 13-00-11860-00-7.

Location of property: 29 East Fornance Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Linda Christian** at the suit of HSBC Bank USA, National Association as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2004-RP1. Debt: \$72,630.35.

**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.

13-29181

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, and State of Pennsylvania, and described according to a survey and plan thereof, dated on the Twenty-Eighth day of June A.D., 1934, as follows, to wit:

BEGINNING at a point on the Southeast side of Euston Road fifty (50) feet wide at the distance of one hundred and eight (108) feet measured Northeastward from the point of intersection of the premises Southeast side of Euston Road with the premises Northeast side of Cheltenham Avenue (to be legally opened and dedicated, sixty-one and five-tenths (61 5/10) feet wide).

CONTAINING in front or breadth on the said Euston Road thirty-five (35) feet, six (6) inches and extending of that width in length or depth Southeastward between parallel lines at right angles to the said Euston Road, the Southwest line thereof along the Northeast side of a certain twelve (12) feet wide driveway, one hundred and twelve (112) feet, crossing and including a certain other driveway twelve (12) feet wide, the Northwestern line of which is at a distance of ninety-six (96) feet, four (4) inches Southeastward and communicated at its Southwesternmost and with the first above-mentioned twelve (12) feet wide driveway which extends Northeastward along the rear of the Erlan Road and extends into Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN Charles H. Mackrey, by Deed from Charles H. Mackrey and Linnace V. Mackrey, (deceased), his wife, dated 04/16/2007, recorded 06/12/2007 in Book 5650, Page 2262.

Parcel Number: 31-00-09616-00-1.

Location of property: 7415 Euston Road, Elkins Park, PA 19027-1059.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles H. Mackrey** 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: \$129,103.30.

**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.

13-29378

ALL THAT CERTAIN unit in the property known, identified and described in Declaration Plan referred to below as 191 Presidential Condominium located at 191 Presidential Boulevard, in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, of the following documents: (1) a Declaration creating and establishing 191 Presidential Condominium dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3873, Page 139, etc., as amended by a First Amendment to Declaration dated 8/29/1973 and recorded in said Office on 9/10/1973, in Deed Book 3885, Page 577, etc., and as amended by a Second Amendment to Declaration dated 9/24/1973 and recorded in said Office on 9/27/1973 in Deed Book 3891, Page 131, etc., and as amended by a Third Amendment to Declaration dated 10/9/1973 and recorded in said Office on 10/23/1973 in Deed Book 3897, Page 282, etc., and as amended by a Fourth Amendment to Declaration dated 10/25/1973 and recorded in said Office on 10/31/1973 in Deed Book 3899, Page 258 etc., and as amended by a Fifth Amendment to Declaration dated 1/16/1980 and recorded in said Office on 1/16/1980 in Deed Book 4492, Page 94, etc., and as Amended by an Amendment to Declaration and Declaration Plan dated 12/4/1981 and recorded in Deed Book 4679, Page 1164, etc. (said Declaration as Amended in the Declaration) and as further Amended by a Second Amendment to Declaration and Plan dated 6/24/1983 and recorded 6/29/1983 in Deed Book 4710, Page 1851, etc. (said Declaration as Amended in the Declaration) and 92) a Declaration Plan dated 7/18/1973 and recorded in said Office on 7/30/1973 in Deed Book 3873, Page 111, etc., and in Condominium Plan Book 1, Page 85, etc., and as amended by a First Amendment to Declaration Plan dated 10/9/1973 and recorded in said Office on 10/23/1973 in Deed Book 897, Page 252, etc., and in Condominium Plan Book 2, Page 30, etc., and as amended by a Second Amendment to Declaration Plan dated 1/16/1980 and recorded in said Office on 2/7/1980 in Condominium Plan Book 7, Page 37, etc., and as amended by Amendment to Declaration Plan dated 2/1/1982 and recorded on 2/18/1982 in Condominium Plan Book 9, Page 21 (said Declaration Plan as amended the "Declaration Plan") and as further amended by Amendment to Declaration Plan dated 7/18/1973 and last revised 6/20/1983 and recorded 6/29/1983 in Condominium Plan Book 9, Page 56 and 57 (said Declaration Plan as amended the Declaration Plan) and (3) a Code of Regulations dated 7/18/1973 and recorded in said Office on 7/30/1973 in Deed Book 3373, Page 193, etc., and as amended by a First Amendment to Code of Regulations dated 9/24/1973 and recorded in said Office on 9/27/1973 in Deed Book 3891, Page 123, etc., (said Code of Regulations as amended the "Code of Regulations") being designated on Declaration Plan as Unit No. R-308, described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of .0031280%).

TITLE TO SAID PREMISES IS VESTED IN Gloria Stein, by Deed from Herbert F. Kolsby and Hermine W. Kolsby, h/w, dated 03/04/1997, recorded 03/19/1997 in Book 5180, Page 437.

Parcel Number: 40-00-47568-39-8.

Location of property: 191 Presidential Boulevard R308 a/k/a 191 Presidential Boulevard Condominium R-308, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gloria Stein** at the suit of Wells Fargo Bank, N.A. Debt: \$88,168.70.

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

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

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

13-29533

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on September 12, 1946, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwesterly side of Edgell Road (70 feet wide) and the Southwesterly side of Briar Bush Lane (40 feet wide) (formerly Tyson Avenue) (not opened); thence extending along the Northwesterly side of Edgell Road, South 69 degrees, 42 minutes West, 95.88 feet to a point; thence extending North 20 degrees, 13 minutes West, 182.64 feet to a point; thence extending North 69 degrees, 42 minutes East, 26.36 feet to a point in the center line of Briar Bush Lane aforesaid; thence extending along the center line of Briar Bush Lane South 47 degrees, 0 minutes, 45 seconds East, 86.25 feet to a point; thence extending South 44 degrees, 12 minutes West, 20 feet to a point on the Southwest side of Briar Bush Lane; thence extending along said Southwesterly side of Briar Bush Lane, South 47 degrees, 0 minutes, 45 seconds East, 108.57 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew C. Chapin, by Deed from Matthew C. Chapin and Jessica E. Chapin, n/k/a, Jessica Johnson, dated 05/21/2012, recorded 06/07/2012 in Book 5837, Page 1571.

Parcel Number: 30-00-15660-00-6.

Location of property: 1240 Edge Hill Road, Abington, PA 19001-3203.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew C. Chapin** at the suit of Wells Fargo Bank, N.A. Debt: \$162,729.61.

**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.

13-30219

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**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.

13-30248

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, being known as Lot No. 24 on a Certain Plan of Subdivision titled 'Valley View Farms' made by William T. Muldrew, Registered Professional Engineer and County Surveyor of Jenkintown, Pennsylvania on January 6, 1939, revised on August 19, 1940 and recorded at Norristown in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 1351, Page 1 and described in accordance therewith, as follows:

BEGINNING at a point on the Northeasterly side of Welsh Road (as widened to a width of 46.5 feet by the addition of 13.5 feet to the Northeasterly side thereof) at the distance of 300 feet measured South 49 degrees, 08 minutes East along the said side of said Welsh Road from the point of intersection of the said side of Welsh Road with the Southeasterly side of Stahl Road (as laid out 50 feet wide) both produced; thence extending South 49 degrees, 08 minutes East along the said Northeasterly side of Welsh Road 100 feet to a point, a corner; thence extending North 40 degrees, 52 minutes East, 200 feet to a point, a corner; thence extending North 49 degrees, 08 minutes West, 100 feet to a point, a corner; thence extending South 40 degrees, 52 minutes West, 200 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Pape and Deborah Pape, h/w, by Deed from Kevin Benene and Patricia Benene, his wife, dated 09/10/1999, recorded 09/16/1999 in Book 5288, Page 868.

Parcel Number: 41-00-10027-00-3.

Location of property: 203 Welsh Road, Huntingdon Valley, PA 19006-6530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James T. Pape a/k/a James Pape and Deborah A. Pape a/k/a Deborah Pape** at the suit of JP Morgan Chase Bank, National Association. Debt: \$194,843.03.

**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.

13-30577

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by George B. Mebus, Inc. Engineers, Glenside, Pennsylvania on October 10, 1955 and revised December 12, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cobden Road (fifty feet wide) which point is measured North seventy-one degrees, forty-three minutes West, three hundred ninety-six and ninety one-hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of forty-one and forty-five one-hundredths feet from a point on the Northwesterly side of

Willow Grove Avenue (sixty feet wide); thence extending along the Northeasterly side of Cobden Road North seventy-one degrees, forty-three minutes West, one hundred feet to a point; thence extending North eighteen degrees, seventeen minutes East, two hundred seventeen and twenty-two one-hundredths feet to a point; thence extending South sixty-nine degrees, forty-three minutes East, one hundred and six one-hundredths feet to a point; thence extending South eighteen degrees, seventeen minutes West, two hundred thirteen and seventy-two one-hundredths feet to a point on the Northeasterly side of Cobden Road the first mentioned point and place of beginning.

BEING Lot No. 13.

TITLE TO SAID PREMISES IS VESTED IN Curtis A. Simmons, by Deed from Giovanna DiRienzo, Executrix of the Estate of Adolfo Guglielmi, deceased, dated 06/15/2012, recorded 06/19/2012 in Book 5838, Page 2009.

Parcel Number: 31-00-07084-00-4.

Location of property: 8015 Cobden Road, Glenside, PA 19038-7128.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Curtis A. Simmons** at the suit of JP Morgan Chase Bank, National Association. Debt: \$183,766.24.

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

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

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

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13-30601

ALL THAT CERTAIN message and tract of land, situate on the West side of the Pottstown-Boyerstown Pike, State Highway Route No. 100 in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of the State Road leading from Pottstown to Allentown at a corner of land late of Harrison Freese; thence along said State Road South 6 degrees, 54 minutes West, one hundred seventy-six feet; thence North 89 degrees, 6 minutes West, four hundred eleven feet one-half inch to a stake; thence along said Freese's land North 7 degrees, 51 minutes East, 83 feet, 10 inches to a stake and South 80 degrees, 58 minutes East, two hundred fourteen feet, eleven inches to a stake North 69 degrees, 39 minutes East, two hundred fourteen feet, six inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marc R. Kershner and Kimberly A. Yingling, by Deed from Michael Powell, dated 07/31/2003, recorded 08/20/2003 in Book 5469, Page 2061.

Parcel Number: 60-00-00778-00-8.

Location of property: 1123 Farmington Avenue, Pottstown, PA 19464-1823.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly A. Kershner a/k/a Kimberly A. Yingling and Marc R. Kershner** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$86,740.25.

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

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

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

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13-31157

ALL THAT CERTAIN lot with the two story brick dwelling and two car garage erected thereon and known as No. 1302 Astor Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Astor Street at a distance of 22.37 feet Northeast of Wood Street; thence at right angles Southeast parallel to Wood Street 107.00 feet to the Northwest side of a 20.00 feet wide alley laid out and dedicated for the use of the abutting property owners, the line for a portion of the distance passing through the middle of the partition wall between this and the adjoining House No. 1300 Astor Street; thence Northeast parallel to Astor Street along the Northwest side of said alley 21.51 feet to a point; thence Northwest parallel to Wood Street 107.00 feet to Astor Street the line for a portion of the distance passing through the middle of the partition wall between this house and House No. 1304 Astor Street; thence Southwest along Astor Street 21.51 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Mark and Joan A. Hill, by Deed from Clare Theresa Spera and Salvatore J. Spera and Marisa A. Spera, dated 01/05/1988, recorded 01/07/1988 in Book 4862, Page 922.

Parcel Number: 13-00-02976-00-8.

Location of property: 1302 Astor Street, Norristown, PA 19401-3221.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Mork and Joan A. Hill** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$28,832.33.

**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.

13-31469

ALL THAT CERTAIN unit designated as Unit 304, being a unit in Valley Glen, a Condominium in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, which unit is designated on the Declaration of Valley Glen, a Condominium dated 4/10/84 and recorded in the Office of the Recorder of Deeds in and for Montgomery County on 4/19/84 in Deed Book 4734, Page 732, as amended by curative and Corrective Amendment to Declaration of Valley Glen, a Condominium dated 6/21/84 and recorded 7/19/84 in Deed Book 4742, Page 1209, First Amendment to Declaration of Valley Glen, a Condominium dated 6/28/84 and recorded 7/19/84 in Deed Book 4742, Page 1224, Curative and Corrective Amendment to Declaration of Valley Glen, a Condominium dated 8/20/84 and recorded 8/28/84 in Deed Book 4746, Page 776, Second Amendment to Declaration of Valley Glen, a Condominium dated 8/29/84 and recorded 10/12/84 in Deed Book 4750, Page 241, and Third Amendment to Declaration of Valley Glen, a Condominium dated 3/24/85 and recorded 4/11/85 in Deed Book 4763, Page 2040, and a Fourth Amendment dated to Declaration of Valley Glen dated 10/25/85 and recorded 10/28/85 in Deed Book 4782, Page 1172, a Fifth Amendment to Declaration of Valley Glen, a Condominium dated 3/3/1986 and recorded 3/6/1985 in Deed Book 4793, Page 1712 and a Sixth Amendment to Declaration of Valley Glen, a Condominium dated 6/2/1986 and recorded 6/10/1986 in Deed Book 4801, Page 2201.

BEING Unit 304, Valley Glen, a Condominium.

TITLE TO SAID PREMISES IS VESTED IN Hal Perlman and Lisa Perlman, h/w, as Joint Tenants, by Deed from Hal Perlman dated 05/22/2006, recorded 06/27/2006 in Book 5606, Page 171.

Parcel Number: 30-00-23977-61-7.

Location of property: 507 Valley Glen Road a/k/a 507 Valley Glen Road Building 5, Condominium 304, Elkins Park, PA 19027-1745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Perlman a/k/a L PE and Hal Perlman a/k/a H P** at the suit of Wells Fargo Bank, N.A. Debt: \$189,520.89.

**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.

13-31481

ALL THAT CERTAIN frame message or dwelling house, being the Northwesterly half of a double frame dwelling house, and known as #808 Second Avenue, situate in the Northeasterly side of said avenue in **Royersford Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows:

BEGINNING at a point in the center line of Second Avenue, aforesaid directly in line with the center line of the middle or party wall dividing said double frame dwelling house; thence along the premises now or late of Freeman J. Ketm, North fifty-two (52) degrees, forty-two (42) minutes East, two hundred (200) feet to a stake passing in part of said course and distance on the center line of said middle or party wall; thence by land, now or late of the Estate of Daniel Latshaw, deceased, North thirty-two (32) degrees, eighteen (18) minutes West, sixteen (16) feet, eleven and one-half (11 ½) inches to a point; thence by lands now or late of the Estate of Jared W. Evans, deceased, dwelling house No. 806 Second Avenue, Royersford, Pennsylvania, and lot of land belonging thereto) South fifty-two (52) degrees, forty-two (42) minutes West, two hundred (200) feet to a point in the center line of Second Avenue aforesaid; thence on the said center line of Second Avenue South thirty-two (32) degrees, eighteen (18) minutes East, sixteen (16) feet, eleven and one-half (11 ½) inches to the place of beginning.

CONTAINING thirty-four hundred (3,400) square feet of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Patricia M. Miller by Deed from John C. Frith and Beverly A. Frith, husband and wife dated June 27, 2002 and recorded August 5, 2002 in Deed Book 5418, Page 1346.

Parcel Number: 19-00-03044-00-6.

Location of property: 408 Second Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia M. Miller** at the suit of JP Morgan Chase Bank, National Association. Debt: \$83,588.59.

**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.

13-31710

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

BEGINNING at a corner of other lands now or about to be conveyed to Robert B. Heinly said point being in the middle of the Pleasant View Road (33 feet wide), a State Highway Leg. Route 46007 and distant along the middle of said road Southerly 398.95 feet from the center line intersection of said road and county road leading from Gilbertsville to Limerick; thence along lands intended to be conveyed to Robert B. Heinly South 47 degrees, 43 minutes East, 281.82 feet to a corner of the same; thence along South 41 degrees, 45 minutes West, 120 feet and North 47 degrees, 43 minutes West, 282.79 feet to a corner in the middle aforesaid Pleasant View Road; thence along the middle of same North 42 degrees, 17 minutes East, 120 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth S. Gerringer, by Deed from Dennis M. Chaney and Elaine Chaney, his wife, dated 03/24/2000, recorded 04/17/2000 in Book 5313, Page 2190.

Parcel Number: 47-00-06352-00-9.

Location of property: 2532 Sanatoga Road, Pottstown, PA 19464-1103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth S. Gerringer** at the suit of Caliber Home Loans, Inc. Debt: \$102,097.49.

**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.

13-31897

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, as follows, to wit:

BEGINNING at a point on the Northerly side of Pennypack Road (fifty feet wide) at the distance of eighty-six and forty one-hundredths feet measured on a line curving to the right having a radius of nine hundred fifty-four feet from a point of curve, which point of curve is South eighty-six degrees, twenty-six minutes, twenty seconds East, four hundred sixty-three and seventy-one one-hundredths feet measured along the said side of Pennypack Road from a point of tangent, which point of tangent is at the arc distance of thirty-six and fifty-eight one-hundredths feet measured on a line curving to the left having a radius of fifteen feet from a point of curve on the Southeasterly side of Davisville Road (forty-six and five-tenths feet wide); thence from said point of beginning North seven degrees, thirty-eight minutes East, two hundred twelve and thirteen one-hundredths feet to a point; thence South seventy-six degrees, forty-three minutes, thirty seconds East, one hundred and thirty one-hundredths feet to a point; thence South seven degrees, thirty-eight minutes West, one hundred ninety-seven and three one-hundredths feet to a point on the Northerly side of Pennypack Road; thence along the said side of Pennypack Road on a line curving to the left having a radius of nine hundredth fifty-four feet the arc distance of one hundred feet to the first mentioned point and place of beginning.

BEING Lot Number 5 on a Plan of Property, Section 2 made for Smullen and Company by George B. Mebus Registered Professional Engineer, Glenside Pennsylvania, dated June 23, 1953 and revised September 14, 1953 said plan recorded in the Office for the Recorder of Deeds at Norristown, Montgomery County in Plan Book A-J.

TITLE TO SAID PREMISES IS VESTED IN Lynda M. Kubek by Deed from Nancy McKay, acting POA for Muriel Oberholtzer dated 8/28/2006 and recorded 9/8/2006 in Deed Book 5615, Page 1509.

Parcel Number: 59-00-14224-00-9.

Location of property: 3060 Pennypack Road, Hatboro, PA 19040-4212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lynda M. Kubek** at the suit of Ocwen Loan Servicing, LLC. Debt: \$300,753.36.

**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.

13-32656

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

ALL THAT CERTAIN tract of land with the house thereon, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the West side of Charlotte Street which said point of beginning is 42 feet, 03 inches South from the Southwest corner of Charlotte and Diamond Streets; thence Southwardly 24 feet; thence Westwardly through a party wall 150 feet to this and house of Warren B. Zero et ux.; thence Northwardly 24 feet; thence Eastwardly 150 feet to a place of beginning a corner of land of Warren B. Zern, et ux.

BEING the Northern half of a double brick message.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING the same premises which Bonnie L. Pennington by Deed dated 5/1/1997 and recorded 5/2/1997 in Montgomery County in Deed Book 5184, Page 478 granted and conveyed unto Becky Etheridge and James Etheridge.

Parcel Number: 16-00-04256-00-3.

Location of property: 849 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Becky Etheridge and The United States of America** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association as Trustee for EMC Mortgage Loan Trust 2005-A, Mortgage Loan Pass-Through Certificates, Series 2005-A. Debt: \$118,720.38.

**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.



13-32721

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Hatfield Manor, dated January 10, 1977, in Plan Book A-30, Page 15-A and 15-B, as follows, to wit:

BEGINNING at a point on the Southeast side of Truman Drive (50.00 feet wide), said point of beginning being a corner of Lot No. 82-B on said plan; thence extending from said point of beginning and along the Southeast side of Truman Drive, North 10 degrees, 35 minutes, 00 seconds East, 38.61 feet to a point of curve; thence continuing along the same, on the arc of a circle curving to the right, having radius of 125.00 feet, the arc distance of 32.72 feet to a point a corner of Lot No. 83-B on said plan; thence extending along the same, South 64 degrees, 25 minutes, 00 seconds East, 110.8 feet to a point; thence extending South 25 degrees, 35 minutes, 00 seconds West, 42.02 feet to a point a corner of Lot No. 82-B, aforesaid; thence extending along the same, North 79 degrees, 25 minutes, 00 seconds West, 100.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott R. Winder and Mary Ann Winder, mother and son, by Deed from Steven P. Winder and Mary Ann Winder, husband and wife, dated 12/17/2007 and recorded 1/30/2008 in Deed Book 5680, Page 1695.

Parcel Number: 35-00-10455-00-4.

Location of property: 2893 Truman Drive, Hatfield, PA 19440-3444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Ann Winder and Scott R. Winder** at the suit of Ocwen Loan Servicing, LLC. Debt: \$233,793.64.

**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.

13-32722

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 at the intersection of the Northwestern side of Walnut Street with the Northeastly side of Marshall Street; thence along the Northeastly side of Marshall Street Northwesternly 18 feet to a corner of land recently conveyed to Maria S. Alba; thence along the same Northeastly 92 feet, 1 inch the line passing through the middle of the partition wall between the house erected on this lot and that on the adjoining lot to a corner of land recently sold to Domenico Narducci and Alexander Narducci; thence along the same Southeastly 18 feet to a point on the Northwestern side of Walnut Street; thence along said side of Walnut Street, Southwesterly 92 feet, 1 inch to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gerard Carr, by Deed from Dolores Glenn, dated 10/29/2010, recorded 11/05/2010 in Book 5784, Page 1083.

Parcel Number: 13-00-24788-00-3.

Location of property: 367 East Marshall Street, Norristown, PA 19401-5030.

The improvements thereon are: Multi-use property.

Seized and taken in execution as the property of **Gerard Carr** at the suit of Wells Fargo Bank, N.A. Debt: \$104,361.02.

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

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

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

13-33046

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.

BEGINNING at a point a corner of land of Barbara E. Stahl, in the middle of Pine Road (33 feet wide) said point being 1,057.75 feet measured Northeastwardly along said Pine Road from the intersection of the middle line of Pine Road with the middle line of Red Lion Road (33 feet wide); thence by land now or late of Geedavich (passing over a line set 25 feet from the middle line of Pine Road) North 53 degrees, 27 minutes West, 175 feet to a stone corner; thence by remaining land of Barbara E. Stahl (from which this is taken) North 36 degrees, 33 minutes East, 75 feet to a stone corner; thence South 53 degrees, 27 minutes East (passing over a line of said 25 feet from the middle line of Pine Road; and thence extending along the middle line of said Pine Road South 36 degrees, 33 minutes West, 75 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Powlus and Lisa Mason, by Deed from Jung Ho Lee and Yung Hui Lee, dated 08/13/2007, recorded 09/10/2007 in Book 5663, Page 2580.

Parcel Number: 41-00-07192-00-3.

Location of property: 2556 Pine Road, Huntingdon Valley, PA 19006-5419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel Powlus a/k/a Daniel J. Powlus, Sr. and Lisa Mason a/k/a Lisa M. Mason** at the suit of Wells Fargo Bank, N.A. Debt: \$292,389.93.

**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.

13-33101

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made the 24th day of June 1959, by Russell S. Lyman, Registered Professional Engineer, Surveyor of Huntingdon Valley, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Park Avenue (50 feet wide) said point being 250.00 feet North 45 degrees, 00 minutes East from a point formed by the intersection of the Northeasterly side of Rubican Avenue; (50 feet wide) with the Southeasterly side of Park Avenue; thence from the first mentioned point and place of beginning and extending along the Southeasterly side of the said Park Avenue North 45 degrees, 00 minutes East, 50 feet to a point; thence along the Southwesterly side of Lot #283 South 45 degrees, 00 minutes East, 125 feet to a point; thence along the East line of Lots #185 and #186 South 45 degrees, 00 minutes West, 50 feet to a point; thence along the Northeasterly side of Lot #280, North 45 degrees, 00 minutes West 125, feet to the point and place of beginning.

BEING all of Lots #281 and #282 as shown on a Plan of Lots of a Subdivision known as Willow Grove Heights.

TITLE TO SAID PREMISES IS VESTED IN Brandon King, by Deed from Sylvia E. Hooke, dated 04/16/2007, recorded 05/10/2007 in Book 5646, Page 2063.

Parcel Number: 30-00-51468-00-9.

Location of property: 1723 Park Avenue, Willow Grove, PA 19090-4517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brandon King** at the suit of Citimortgage Inc. s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$246,087.06.

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

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

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

13-33157

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

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

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

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

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

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

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

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

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

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

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

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

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

13-33176

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 according to a survey thereof made by Hiltner and Hitchcock, C.E.'s, as follows, to wit:

BEGINNING at a point on the Northwest side of Juniper Street at the distance of three hundred feet Northeasterly from Freedley Street, a corner of this and other property of Frank Diamond; thence Northwesterly, the line passing through the middle of the partition wall between this and other property of Frank Diamond one hundred forty feet more or less to the Southeast side of a twenty-foot wide public alley; thence along said side of said alley Northeasterly thirty-one and thirty-five hundredths feet to the other land of Frank Diamond; thence along Frank Diamond's land Southeasterly one hundred forty-five and four-tenths feet to the Northwest side of Juniper Street aforesaid and along said side of Juniper Street Southwesterly thirty feet to the place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES VESTED IN William D. Sarver by Deed from Thomas Jamison dated 03/23/2007 and recorded on 03/26/2007 in the Montgomery County Recorder of Deeds in 3/26/2007.

Parcel Number: 13-00-17984-00-3.

Location of property: 1509 Juniper Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William D. Sarver** at the suit of Citimortgage, Inc. Debt: \$178,325.01.

**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.

13-33362

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:

BEGINNING at a point on the Northwesterly side of Willow Street at the distance of 251.79 feet Northeastwardly from the Northeasterly side of Brown Street; thence extending Northwestwardly the line passing along other land now or late of Lloyd F. Kershner and wife through the middle of the partition wall dividing the house erected on this lot from that on the adjoining Lot 120 feet to the Southeasterly side of a 20 feet wide alley, laid out for the use of the owners abutting thereon; thence extending along the Southeasterly side of said alley Northeastwardly 18.63 feet to a point, a corner of other land now or late of said Lloyd F. Kershner and wife; thence extending Southeastwardly along said land now or late of Lloyd F. Kershner and wife, 120 feet to the Northwesterly side of Willow Street; thence extending along said side of said Willow Street Southwesterly 18.63 feet more or less to the first mentioned point and place of beginning.

BEING the same premises which Frances J. Dennis and Thomas W. Dennis husband and wife by indenture dated 06-25-97 and recorded 07-01-97 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5190, Page 1349 granted and conveyed unto Richard Jones and Nancy C. Jones, husband and wife, Tenants by the Entireties.

TITLE TO SAID PREMISES IS VESTED Robert L. Jones and Sandra J. Spence-Jones, by Deed from Richard Jones and Nancy C. Jones, dated 9/29/2006, recorded 10/17/2006, in the Montgomery County Recorder of Deeds in Book 5620, Page 00448.

Parcel Number: 13-00-39116-00-3.

Location of property: 1629 Willow Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling - two story rowhouse.

Seized and taken in execution as the property of **Robert L. Jones and Sandra J. Spence-Jones and United States of America** at the suit of Wells Fargo Bank, N.A., et al. Debt: \$106,412.98.

**Robert W. Cusick**, Attorney. I.D. #80193

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

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

13-33554

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

BEGINNING in the middle of the Perkiomen and Sumneytown Turnpike Road, at a corner of this and land of John S. Hunsicker; thence by the same North eighty degrees, West 166.50 feet to a stake, a corner; thence North 3.50 degrees, East 150 feet to a stake, a corner of land of Jacob J. Dise; thence by the same South eighty degrees, East 173.50 feet to the middle of the aforesaid Turnpike Road; thence down the middle of the same South 5.75 degrees, West 150.00 feet to the place of beginning.

CONTAINING ninety-three and two-thirds square perches of land, more or less.

BEING the same premises which Donald L. Wanamaker and Shirley A. Wanamaker, his wife, by Deed dated May 29, 2007 and recorded June 5, 2007 in Montgomery County in Deed Book 5649, Page 2336 granted and conveyed unto Glenn L. Wanamaker and Wendy S. Wanamaker, his wife, in fee.

Parcel Number: 48-00-01078-00-8.

Location of property: 61 Gravel Pike, Collegeville, Perkiomen Township, Montgomery County, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Glenn L. Wanamaker and Wendy S. Wanamaker** at the suit of First Niagara Bank, N.A. Debt: \$237,144.93.

**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.

13-33620

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, as follows: located on the Southeast side of Kulp Road (64 feet wide), situate in Hanover Township, Montgomery County, Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 420.0A dated November 21, 1973, bounded on the Northeast by the land of Harry E. and Leah S. Kulp, on the Southeast by Lot No. 2 on the above mentioned plan (remaining land of E.J. Thelma Gore), and on the Northwest by Kulp Road (64 feet wide), being more fully described, as follows:

BEGINNING at a spike set in the bed of Kulp Road, a corner of this and the land of Harry E. and Leah S. Kulp; thence from the point of beginning along the land of Harry E. and Leah S. Kulp, the line dividing Kulp Road, South 50 degrees, 41 minutes, 05 seconds East, 494.58 feet to an iron pin set, a corner of this and in the property line of the land of Paul S. Krasley, the line passing over an iron pin found 24.62 feet from the point of beginning; thence along the land of Paul S. Krasley, South 44 degrees, 12 minutes, 58 seconds West, 248.13 feet to an iron pin set, a corner of this and the land of Lot No. 2 on the above mentioned plan; thence along Lot No. 2, North 50 degrees, 41 minutes, 05 seconds West, 456.30 feet to a spike set in the bed of Kulp Road, the line passing over an iron pin, 22.25 feet from the spike in the road; thence along the bed of Kulp Road, the next 2 courses and distances, to wit: (1) North 46 degrees, 51 minutes, 54 seconds East, 75.97 feet to a spike set; and (2) North 30 degrees, 22 minutes, 04 seconds East, 174.03 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis Vincent Consoli by Deed from John W. Good and Marcia Good, husband and wife dated 11/12/2002 recorded 12/09/2002 in Deed Book 5437 Page 0847.

Parcel Number: 47-00-06592-00-3/47018 029.

Location of property: 568 Kulp Road, New Hanover Township, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Louis Consoli a/k/a Louis Vincent Consoli** at the suit of U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB3. Debt: \$280,303.72.

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

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

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

13-33814

ALL THAT CERTAIN, unit designated as Unit No. 501, being a unit in The Fairmont, a Condominium, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in: (1) The Declaration Plan dated November 1, 1973 and recorded at Norristown, Pennsylvania, in the Recorder of Deeds Office on November 2, 1973 in Condominium Plan Book 2, Page 34, as amended on April 18, 1973 and recorded on April 22, 1975 in Condominium Plan Book 3, Page 96, and amended on May 20, 1975 and recorded on May 28, 1975 in Condominium Plan Book 4, Page 5, and a Third Amendment dated on April 26, 1976 and recorded on May 13, 1976 in Condominium Plan Book 4, Page 51, and a Fourth Amendment on May 20, 1976 and recorded on June 1, 1976 in Condominium Plan Book 4, Page 53, and a Fifth Amendment dated on October 29, 1976 and recorded on November 5, 1976 in Condominium Plan Book 4, Page 74, and a Sixth Amendment dated May 18, 1978 and recorded May 26, 1978 in Condominium Plan Book 6, Page 11; (2) and referred in the Declaration of Condominium dated November 1, 1973 and recorded at County and Office aforesaid November 2, 1973 in Deed Book 3900, Page 122, amended on April 18, 1975 and recorded on April 22, 1975 in Deed Book 4019, Page 195, and amended on May 20, 1975 and recorded on May 28, 1975 in Deed Book 4027, Page 504, and amended dated on July 15, 1975 and recorded July 25, 1976 in Deed Book 4042, Page 526, and a Fourth Amendment dated April 26, 1976 and recorded May 13, 1976 in Deed Book 4105, Page 572, and a Fifth Amendment dated May 20, 1976 and recorded June 1, 1976 in Deed Book 4110, Page 132, and a Sixth Amendment dated October 29, 1976 and recorded November 5, 1976 in Deed Book 4155, Page 212, and a Seventh Amendment dated May 18, 1978 and recorded May 26, 1978 in Deed Book 433, Page 435.

TOGETHER with a 0.89% undivided interest of, in and to the common elements as defined by Section 102 of the Unit Property Act of 1963, July 3, P.L. 196 a set forth in the aforesaid Declaration Plan and Declaration of Condominium.

BEING the same premises which Fairmont Associates, a General Partnership, by Deed dated 12/11/1978 and recorded 12/15/1978 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4371, Page 109, granted and conveyed unto Linda M. Robbins.

THE SAID Linda M. Robbins departed this life on November 10, 2012.

Parcel Number: 40-00-57908-00-3.

Location of property: 41 Conshohocken State Road, Unit 501, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa D. Kaplan, Personal Representative of the Estate of Linda M. Robbins, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$135,720.78.

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

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

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

13-34055

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

BEGINNING at a point on the Southeasterly side of Stanbridge Street at the distance of 48 feet Southwesterly from the Southerly corner of Airy and Stanbridge Streets, a corner of this and land of Margaret B. Moyer; thence South 41 degrees, West along the said side of said Stanbridge Street 24 feet to a point, a corner of this and land now or late of Samuel Roberts; thence along said land and passing through the middle of the partition wall between the house erected on this and the house erected on the said adjoining lot now or late of Samuel Roberts, South 49 degrees, East 90.65 feet to a point in line of Henry M. Brownback; thence along said Brownback's land of said Margaret B. Moyer, North 28 degrees, 30 minutes East, 24.45 feet to a point, a corner of this and said land of said Margaret B. Moyer; thence along said Moyer's land, North 49 degrees, West 85.25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gloria J. Jelenewicz, by Deed from Thomas P. Jelenewicz and Gloria J. Jelenewicz, h/w, dated 12/30/1997, recorded 01/07/1998 in Book 5212, Page 1253.

Parcel Number: 13-00-34524-00-5.

Location of property: 308 Stanbridge Street, Norristown, PA 19401-5524.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gloria J. Jelenewicz** at the suit of Citimortgage, Inc. Debt: \$94,384.10.

**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.

13-34210

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County and State of Pennsylvania bounded and described in accordance with a subdivision plan made for Greenvue Estates, Inc. by Spotts, Stevens and McCoy, Inc. Civil Engineers and Surveyors, dated 2/10/1995 and recorded in Plan Book A-57, Page 250 to 252 inclusive, and last revised 3/2/1998, as follows, to wit:

BEGINNING at a point on the Southwesterly side of St. Andrews Boulevard (33 feet wide) said point being a corner of open space; thence extending from said beginning point and along the Southwesterly side of St. Andrews Boulevard the (2) two following courses and distances: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 983.50 feet the arc distance of 10.37 feet to a point of tangent; and (2) South 38 degrees, 05 minutes, 12 seconds East, 39.63 feet to a point a corner of Lot No. 115 as shown on the above mentioned plan; thence extending along the same South 51 degrees, 54 minutes, 48 seconds West, 110.02 feet to a point a corner of open space; thence extending along the same two (2) following courses and distances: (1) North 38 degrees, 05 minutes, 12 seconds West, 50 feet to a point in the bed of a storm water and wetlands mitigation easement; and (2) North 51 degrees, 54 minutes, 48 seconds East, 110.01 feet to the first mentioned point and place of beginning.

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

TOGETHER with the free and common use, right, liberty and privilege of Sand Trap Drive which extends Southwestwardly, Southerly and Southeastwardly out to Lewis Road as more fully set forth in Deed Book 5194, Page 1671.

UNDERAND SUBJECT to declaration of covenants, easements, conditions and restrictions as in Deed Book 5120, Page 578 and Deed Book 5120, Page 650.

TITLE TO SAID PREMISES VESTED IN June F. Pellicore by Deed from Pennsylvania, LLC a Delaware Limited Liability Company) dated 10/29/1998 and recorded on 11/17/1998 in the Montgomery County Recorder of Deeds in/at Instrument No. 022329, Book 5248, Page 2422.

Parcel Number: 37-00-04439-64-5.

Location of property: 65 St. Andrews Boulevard, Limerick, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **June F. Pellicore** at the suit of Capital One, N.A. Debt: \$143,613.94.

**Robert W. Williams**, Attorney.

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

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

13-34219

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Chestnut Street, No. 624, bounded and described, as follows, to wit:

BEGINNING at a point of this and land now or late of George A. Sheffield; thence Southwardly along the same one hundred forty feet to a twenty feet wide alley, then Eastwardly along the same twenty feet to land now or late of Williams W. Robert; thence Northwardly along the same one hundred forty feet to Chestnut Street aforesaid; thence Westwardly along the same twenty feet to the place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Patrick Fota by Deed from Loron, Inc. dated 01/14/2005 recorded 02/01/2005 in Deed Book 5542, Page 896.

Parcel Number: 16-00-05780-00-9.

Location of property: 624 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patrick Fota a/k/a Patrick J. Fota** at the suit of PNC Bank, National Association. Debt: \$65,443.97.

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

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

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

13-35022

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as Corinthian, a Condominium, located in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act of Pennsylvania, Act No. 1980-82, by 7/2/1980, P.L., by the recording in the Office for the Recording of Deeds &c., in and for the County of Montgomery, aforesaid, of a Declaration of Condominium and Declaration Plan attached thereto and made a part thereof, dated 5/12/06 and recorded 5/16/06 in Deed Book 5601 and Page 228, and any and all amendments thereto, being and designated on such Declaration Plan as Unit 305, 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).

TITLE TO SAID PREMISES IS VESTED IN Shanlin W. Cheng, by Deed from Corinthian Partners, L.P., a Delaware Limited Partnership, dated 01/25/2007, recorded 03/15/2007 in Book 5639, Page 482.

Parcel Number: 40-00-47548-12-7.

Location of property: 190 Presidential Boulevard #305, Bala Cynwyd, PA 19004-1154.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shanlin Cheng a/k/a Shanlin W. Cheng** at the suit of LaSalle Bank National Association, as Trustee, on Behalf of the Holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2007-OA4. Debt: \$640,205.88.

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

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

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

13-35027

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

BEGINNING on the Northeasterly side of Sterigere Street at the intersection of the Northwesterly side of an alley, laid out 20.00 feet wide, said point of intersection being distance 132.00 feet Northwesterly from the Northwesterly side of Markley Street; thence along said side of said alley, Northeasterly 160.64 feet to a point on the Southwesterly side of an alley, laid out 20.00 feet wide; thence along said side of said alley, Northwesterly 20.00 feet to a corner of other land of Evans Brothers; thence along said other land of Evans Brothers, the line passing through the middle of the partition wall dividing this house from that on the adjoining premises, 160.64 feet to a point on the Northeasterly side of Sterigere Street, aforesaid; thence along said side of Sterigere Street, Southeasterly 20.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Clark Ross Croulet and Odile M.N. Croulet, h/w, as Tenants by the Entirety, by Deed from C. Ross Croulet, a married man, dated 06/18/2010, recorded 09/07/2010 in Book 5778, Page 1977.

Parcel Number: 13-00-35812-00-4.

Location of property: 313 West Sterigere Street a/k/a 313 Sterigere Street, Norristown, PA 19401-3240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **C. Ross Croulet a/k/a Clark Ross Croulet and Odile M.N. Croulet** at the suit of Green Tree Servicing, LLC. Debt: \$74,712.17.

**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.

13-35032

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

BEGINNING at a point on the Northeasterly side of Cavalry Drive (40 feet wide) measured the 3 following courses and distances from a point of curve on the Northwesterly side of Brandywine Drive (40 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent;

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Davis a/k/a Lisa M. Davis** at the suit of Green Tree Servicing, LLC. Debt: \$231,573.07.

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

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

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

13-35115

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which was heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the Recording in the Office for the Recording of Deeds at Montgomery County, of a Declaration dated February 15 1980, recorded in Deed Book 4523, Page 519; Amendment to Declaration, dated November 24, 1980, recorded in Deed Book 5484, Page 98; and the Declaration Plan dated May 3, 1979, and recorded May 5, 1980, in Condominium Plan Book 8, Pages 1, 2 and 3, and a Code of Regulations dated December 27, 1979, recorded in Deed Book 4523, Page 552; Amendment to Code of Regulations, dated November 24, 1980, recorded in Deed Book 4584, Page 100, being and designated on Declaration Plan as more fully described in such Declaration Plan and Declaration together with a proportionate undivided Interest in the Common Elements (as defined in such Declaration), being and designated on the Declaration Plan, as follows:

BEING Unit No. 320.

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

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

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

The improvements thereon are: Residential real estate condominium unit.

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

**Stefan Richter**, Attorney.

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

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

13-35226

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **Springfield Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 206 on a plan called "Sunnybrook North Hills" made for Sunnybrook Inc. dated 6/1/1946 by Barton and Martin Engineers and recorded at Norristown, in Plan Book No. 1680-A, Page 55 and more particularly bounded and described, as follows, to wit:

SITUATE on the Northwestern side of Redford Road (50 feet wide) at the distance of 223.92 feet measured South 46 degrees, 13 minutes West, from its intersection with the Southwesterly side of Bruce Road (50 feet wide) (both produced).

CONTAINING In front or breadth on said Northwestern side of Redford Road 64 feet extending of that width in length or depth Northwesterly between parallel lines at right angles to said side of Redford Road 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Milton Paleologos and Judith B. Paleologos, husband and wife and Dawn Eustace, as Tenants by the Entireties and as Tenants With Right of Survivorship by Deed from Milton Paleologos, n/k/a Milton Paleologos and Judith B. Paleologos, husband and wife and Dawn Eustace dated 05/19/2008 recorded 05/27/2008 in Deed Book 5693, Page 2609.

Parcel Number: 52-00-15346-00-1.

Location of property: 107 Redford Road (Springfield Township), Oreland, PA 19075.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Judith B. Paleologos a/k/a Judith B. Paleologos, Dawn Eustace a/k/a Dawn Marie Eustace and Milton Paleologos a/k/a Milton Paleologos** at the suit of PNC Bank, National Association. Debt: \$188,156.52.

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

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

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

13-35681

ALL THAT CERTAIN block message or tenement and lot of land, situate in the Forth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the North line of South Street between Franklin and Washington Streets, bounded, limited and described according to a survey made by Ralph E. Shaner C. R., to wit:

BEGINNING at a point on the North line of said South Street in line of land now or late of George W. Harberger, at a distance of 193 feet Eastwardly from the Northeast corner of Franklin and South Streets (which distance was incorrectly given in former deeds as 195 feet) Eastwardly from the Northeast corner of Franklin and South Streets; thence along said South Street Westwardly 19 feet, 7 inches more or less to land now or late of Maragret E Missimer, adjoining to the West, 140 feet to a 20 feet wide alley; thence Eastwardly by the same 18 feet, 5 inches to land now or late of George W. Jargerger; thence by the same South Southwardly 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marshall Fields, III, unmarried, by Deed from Joseph Scafetta, Jr. Executor of the Estate of Joseph Scafetta, Sr., dated 04/29/2002, recorded 06/07/2002 in Book 5411, Page 1383.

Parcel Number: 16-00-26780-00-6.

Location of property: 419 South Street, Pottstown, PA 19464-5923.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marshall Fields, III** at the suit of Green Tree Servicing, LLC. Debt: \$159,186.60.

**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.

13-35743

LAND REFERRED TO in this commitment is described as all that certain property, situated in the County of Montgomery, and State of Pennsylvania and being described in a Deed dated 03/13/1991 and recorded 08/05/1991 in Book 4982, Page 2288 among the land records of the County and State set forth above, and referenced, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania described according to a subdivision plan for Ronald E. and Caroline E. Edleman made by William L. Conner, Professional Land Surveyor dated October 24, 1988 and last revised July 12, 1989 and recorded in Plan Book A-52, Page 240, as follows, to wit:

BEGINNING at a point on the Southwesterly legal right-of-way line of Fifth Avenue (57 feet wide) said point being a corner of Lot 33 on said plan; thence extending along said Southwesterly legal right-of-way line of Fifth Avenue South 41 degrees, 19 minutes, 13 seconds East, 100.45 feet to a point, a corner of land now or late of John F. and Roberta J. Nall; thence extending along same South 49 degrees, 00 minutes, 00 seconds West, 200.51 feet to a point in line of lands now or late of Robert C., Jr. and Denise J. Stanley, a corner of Lot #3; thence extending along Lot #3 the following 2 courses and distances: (1) North 4 degrees, 09 minutes, 30 seconds East, 141.66 feet to a point; and (2) North 48 degrees, 40 minutes, 47 seconds East, 128.00 feet to a point, said point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James J. Trojan and Regina Trojan, his wife, by Deed from Ronald E. Edleman and Caroline E. Edleman, his wife, dated 03/13/1991, recorded 03/21/1991 in Book 4971, Page 1876, rerecorded 08/05/1991 in Book 4982, Page 2288.

ON OR ABOUT May 9, 2009, James J. Trojan died, and title to the property passed in its entirety to Regina Trojan. Regina Trojan was appointed as Administratrix of the Estate of James J. Trojan, and Letters of Administration were granted on June 8, 2009 by the Montgomery County Register of Wills, Case No. 2009-1903.

Parcel Number: 61-00-01732-01-6.

Location of property: 661 South 5th Avenue, Royersford, PA 19468-2617.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Regina Trojan, Individually and in Her Capacity as Administratrix of the Estate of James J. Trojan** at the suit of Loancare, a Division of FNF Servicing, Inc. Debt: \$409,040.30.

**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.

13-35870

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

BEGINNING at a point on the Northeasterly side of Ardsley Avenue, at the distance of two hundred seventeen and ten one-hundredths feet (217.10 feet) Southeastwardly from the radius corner of Roberts and Ardsley Avenue, each fifty feet (50 feet) wide; thence extending Northeastwardly on a line at right angles to said Ardsley Avenue fifty-five feet, eleven and one-half inches (55 feet, 11 1/2 inches) to a point; thence Northwardly on a line at right angles to the said Roberts Avenue fifty-five feet, eleven and one-half inches (55 feet, 11 1/2 inches) to a point in the Southerly side of Roberts Avenue; thence Eastwardly along the same twenty-five feet (25 feet) to a point; thence Southwardly on a line at right angles to the said Roberts Avenue sixty-one feet, seven and five-eighths inches (61 feet, 7 5/8 inches) to a point; thence Southwestwardly on a line at right angles to the said Ardsley Avenue sixty-one feet, seven and

five-eighths inches (61 feet, 7 5/8 inches) to a point in the Northeasterly side of Ardsley Avenue; thence along the said side of Ardsley Avenue twenty-five feet (25 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael C. Kenna and Daina Kenna, h/w, by Deed from Daina Kenna and John A. Puzinas, dated 10/15/1992, recorded 10/27/1992 in Book 5022, Page 1898. Michael C. Kenna departed this life on or about 7/1/2012, at which time his ownership interest automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 30-00-01508-00-1.

Location of property: 2459 Ardsley Avenue, Glenside, PA 19038-3701.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daina S. Kenna a/k/a Daina Kenna** at the suit of Wells Fargo Bank, N.A. Debt: \$44,593.03.

**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.

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13-35959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, State of Pennsylvania and described according to a survey made by Schurr and Brattan, R.L.S., on August 7, 1950 and recorded at Norristown in Deed Book 2169, Page 610, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hilltop Road (forty feet wide) at the distance of one hundred four and sixty-eight one-hundredths feet Southwestwardly from a point of curve formed by the intersection of the Northwesterly side of Hilltop Road and Southwesterly side of Germantown Pike (sixty feet wide); thence extending along Hilltop Road South thirty-seven degrees, fifty-five minutes, ten seconds West, seventy-five feet to a point; thence extending on a line North fifty-two degrees, four minutes, fifty seconds West through the center of a nine feet wide driveway seventy-two feet to the end thereof; thence continuing along said line seventy-eight feet to a point; thence extending on a line North thirty-seven degrees, fifty-five minutes, ten seconds East, seventy-five feet to a point; and thence extending on a line South fifty-two degrees, four minutes, seconds East, one hundred fifty feet to the place of beginning.

BEING known as Lot No. 589 on said plan.

TOGETHER with the free use, right, and liberty of the said driveways as and for a passageway and driveway in common with the owners. Tenants and occupiers of the premises adjoining to the Southwest.

BEING the same premises which James K. McCracken Executor of the Estate of Lorraine H. McCracken by Deed dated 5/11/2009 and recorded 6/10/2009 in Montgomery County in Deed Book 5733, Page 00495 granted and conveyed unto John D. Applegate Jr.

Parcel Number: 49-00-05200-00-7.

Location of property: 3 Hilltop Road, Plymouth Meeting, PA 19462.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John D. Applegate, Jr.** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$200,232.48.

**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.

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13-36052

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 plan thereof made by Damon and Foster, Civil Engineers dated August 8, 1957, as follows, to wit:

BEGINNING at a point on the center line of Sprague Road (50 feet wide) said point being the four following courses and distances measured along the center line of Sprague Road from its point of intersection with the Title Line in the bed of Hidden River Road: (1) leaving Hidden River Road, South 11 degrees, 26 minutes East, 90.53 feet to a point of curve in the same; (2) Southwardly on the arc of a circle curving to the right having a radius of 360 feet the arc distance of 144.51 feet to a point of tangent in the same; (3) South 11 degrees, 34 minutes West, 294.19 feet to a point at angles in the same; and (4) South 10 degrees, 37 minutes West, 167.63 feet to the place of beginning; thence extending from said point of beginning, South 79 degrees, 23 minutes East crossing the Southeasterly side of Sprague Road 298.11 feet to a point; thence extending South 10 degrees, 37 minutes West, 120 feet to a point; thence extending North 79 degrees, 23 minutes West recrossing the Southeasterly side of Sprague Road; thence extending North 10 degrees, 37 minutes East along the center line of Sprague Road 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frantz Latour, by Deed from Eric S. Farber and Madeline Lehenaff Farber, dated 01/19/2007, recorded 02/13/2007 in Book 5635, Page 1761.

Parcel Number: 40-00-55472-00-9.

Location of property: 349 Sprague Road, Penn Valley, PA 19072-1145.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frantz Latour** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-3. Debt: \$552,257.38.

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

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

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

13-36196

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 the Southwest corner of Tremont Avenue and Moore Street; thence along the Southwesterly side of Moore Street Northwestwardly 35 feet to a point in the middle of the partition wall between the premises hereby conveyed and the premises which were conveyed to Vincenzo Catagnano; thence parallel with Tremont Avenue Southwestwardly along the line passing through the middle of the partition wall between said houses 90 feet to line of land now or late of James Fennell; thence along the line of James Fennell's land Southeastwardly 35 feet to the Northwestwardly side of Tremont Avenue; thence along the said side of Tremont Avenue Northeastwardly 90 feet to the Southwest corner of Tremont Avenue and Moore Street, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Reginald Duversaint by Deed from Xiomara Duversaint dated 1/4/2008 and recorded on 1/9/2008 in the Montgomery County Recorder of Deeds in Book 5678, Page 01245 and Instrument No. 2008003315.

Parcel Number: 13-00-26260-00-7.

Location of property: 670 East Moore Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Reginald Duversaint and Xiomara Duversaint** at the suit of Ocwen Loan Servicing, LLC. Debt: \$127,744.04.

**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.

13-36260

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Joe De Corporation by Yerkes Engineering Company, on April 17, 1970 which plan has been duly recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-17, Page 5 and since last revised July 1, 1970, as follow, to wit:

BEGINNING at a point on the Northeasterly side of Hunter Hill Drive (fifty feet wide), which point is at the arc distance of ninety-eight and seventy-six one-hundredths feet measured on the arc of a curve curving to the right having a radius of two hundred five and twenty-six one-hundredths feet from a point of compound curve, which last mentioned point is at the distance of forty and seven one-hundredths feet measured on the arc of a curve, curving to the right, having a radius of twenty-five feet, from a point of curve on the Northwesterly side of Valley Forge Road (Route #363) (eighty feet wide); thence from said point of beginning, along said side of Hunter Hill Drive the next three courses and distances, to wit: (1) continuing on the arc of a curve curving to the right having a radius of two hundred five and twenty-six one-hundredths feet the arc distance of sixty-six and ninety-three one-hundredths feet to a point of tangent; (2) North one degree, thirty-one minutes West, eighty-seven and eighteen one-hundredths feet to a point of curve; and (3) on the arc of a curve curving to the left having a radius of two hundred forty and ninety one-hundredths feet the arc distance of seventy feet to a point a corner of Lot No. 5 as shown on said plan; thence North fifty-eight degrees, thirty-two minutes East along Lot No. 5 one hundred nine and thirty-eight one-hundredths feet to a point, a corner of Lot No. 3 as shown on said plan; thence South thirty-one degrees, fifty-eight minutes East along Lot No. 3 one hundred thirty-six and nineteen one-hundredths to a point, a corner of Lot No. 70, as shown on said plan; thence South forty degrees, twenty-three minutes, fifty seconds West along Lot No. 70 two hundred thirteen and eighty-eight one-hundredths feet to a point, a corner on the aforesaid Northeasterly side of Hunter Hill Drive, the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said plan.

BEING the same premises which Hunter Hill Corporation, a Pennsylvania Corporation by Deed dated 8/15/1972 and recorded 8/16/1972 in Montgomery County in Deed Book 3779, Page 294 conveyed unto William H. Kelly and Barbara E. Kelly, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN William R. Anderson, by Deed from William H. Kelly and Barbara E. Kelly, his wife, dated 09/15/2004, recorded 10/01/2004 in Book 5527, Page 1654.

Parcel Number: 53-00-03788-00-2. Map #53013E019.

Location of property: 1021 Hunter Hill Drive, Lansdale, PA 19446.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William R. Anderson** at the suit of Wells Fargo Bank, N.A. Debt: \$249,912.08 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

13-36647

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made of "Oak Lane Manor, Section No. 5" by Franklin and Lindsey, Registered Engineers, Philadelphia, on August 3, 1949, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Brookfield Road (50 feet wide) which point is measured South 59 degrees, 44 minutes, 30 seconds West, 71 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point on the Southwesterly side of Parkview Road (50 feet wide).

CONTAINING in front or breadth on said Brookfield Road, 59 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Brookfield Road, 127 1/2 feet.

BEING Lot Number 135 on said plan.

TITLE TO SAID PREMISES IS VESTED IN **Orwell Jacobs and Nikisha K. Jacobs**, by Deed from Christina A. Lap, dated 05/03/2006, recorded 07/14/2006 in Book 5608, Page 541.

Parcel Number: 31-00-03571-00-7.

Location of property: 7614 Brookfield Road, Cheltenham, PA 19012-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Orwell Jacobs and Nikisha K. Jacobs** at the suit of Wells Fargo Bank, N.A. Debt: \$386,334.95.

**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.

13-36662

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made October 1943, by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Northeast side of Elm Street at the distance of sixty-five and twenty-four one-hundredths feet Southeasterly from the Southeast side of Corson Street, a point a corner of land of Frank Lewandowski; thence extending along said land the line for a portion of the distance passing through the center line of a partition wall dividing the house erected on these premises from the one on the adjoining premises, North seventy-two degrees, East one hundred fifty and sixty-six one-hundredths feet to a point; thence extending South thirteen degrees, East twenty feet to a point a corner of land of William Wolfington; thence extending along said land, seventy-two degrees, West one hundred thirty-six and five-tenths feet to an iron pin set on the Northeast side of Elm Street aforesaid; thence extending along the said Northeast side of Elm Street, North thirty-eight degrees, West nineteen and ninety-six one-hundredths feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM premises conveyed by Peter Trojanowski, widower, to Joseph Wawzynski and Boleslawn, his wife, by Indenture bearing date December 21, 1950 and recorded in Deed Book 2145, Page 591, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania on December 7, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Elm Street at the distance of sixty-five and twenty-four one-hundredths feet Southeasterly from the Southeast line of Corson Street; thence extending North seventy-two degrees, East along the land of Frank Lewandowski the line for a portion of the distance passing through the center of a partition wall dividing the house erected on these premises from the one on the adjoining premises for a distance of ninety-six and sixty-five one-hundredths feet to a point, a corner; thence South eighteen degrees, East along other lands of Peter Trojanowski of which this is a part for a distance of eighteen and seventy-five one-hundredths feet to a point on corner; thence South seventy-two degrees, West along the land now or late of William Wolfington for a distance of eighty-nine and eighty one-hundredths feet to an iron post set on the Northeast side of West Elm Street; thence along the said side of Elm Street, North thirty-eight degrees, four minutes West for a distance of nineteen and ninety-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Jean E. Interrante and Benjamin Edward Interrante**, by Deed from Margaret J. Rapposelli, n/k/a Margaret J. Boyd, dated 02/03/1992, recorded 02/12/1992 in Book 4999, Page 138.

Parcel Number: 05-00-02488-00-9.

Location of property: 411 West Elm Street Rear, Conshohocken, PA 19428-1829.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean E. Interrante a/k/a Jean Interrante and Benjamin E. Interrante a/k/a Benjamin Edward Interrante** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$94,717.20.

**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.

13-37039

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate on the South side of Beech Street between Charlotte and Evans Street in **Pottstown Borough**, Montgomery County, Pennsylvania being known as 326 Beech Street, bounded and described, as follows, to wit:

**BEGINNING** at the South side of Beech Street at a corner of this and land now or late of William Ibach; thence extending by the same Southwardly 140 feet to a 20 feet wide alley; thence by said alley Easterly 30 feet to lot now or late of Josiah Sloanker; thence by the same North 140 feet to Beech Street, aforesaid; thence by the same Westerly 30 feet to the place of beginning.

**TITLE TO SAID PREMISES IS VESTED IN** John Pagano and Eileen Pagano, by Deed from John H. Pagano, dated 11/05/2007, recorded 11/16/2007 in Book 5672, Page 856.

Parcel Number: 16-00-00748-00-1.

Location of property: 326 Beech Street, Pottstown, PA 19464-5540.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen Pagano and John Pagano a/k/a John H. Pagano** at the suit of Nationstar Mortgage, LLC. Debt: \$105,662.10.

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

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

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

14-00460

ALL THAT CERTAIN tract of land with the buildings thereon erected, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Registered Engineer, in April, 1940, as follows:

**BEGINNING** at a point in the present center line of Ridge Pike; thence extending along land of Harry V. Keyser North fifty-six degrees, fifty-four minutes East, one hundred ninety-five and five-tenths feet to a post; thence extending along said land of Harry V. Keyser North twenty-eight degrees, fifty-three minutes West, eighty-two feet to an iron pin, a corner of land of Joseph R. Walters; thence extending along said land North fifty-five degrees, East one hundred ninety-nine and nine-tenths feet to an iron pin, a corner of land of Irma Lola Walters; thence extending along said land South thirty-seven degrees, eight minutes East, two hundred and two feet to a post; thence along land of Joseph R. Walters South fifty-six degrees, thirteen minutes West, two hundred thirty-two feet to a post; thence extending along land of John Hunsberger Estate the two following courses and distances: North twenty-seven degrees, forty-four minutes West, fifty-five and forty-five hundredths feet to a post and South fifty-six degrees, twenty-three minutes West, one hundred ninety-two and four-tenths feet to a point in the present center line of Ridge Pike; thence along the said present center line of Ridge Pike North twenty-six degrees, ten minutes West, sixty-one and thirty-five hundredths feet to the first mentioned point of beginning.

CONTAINING one and three-tenths acres of land, more or less.

EXCEPTING THEREOUT AND THEREFROM all those two certain lots and pieces of ground situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania dated August 8, 1972 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3777, Page 474 and Deed Book 3777, Page 477 as more fully described.

EXCEPTING THEREOUT AND THEREFROM all that certain lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made July 27, 1972 by Meixner, C.E., Collegeville, Pennsylvania, and plan recorded in Plan Book No. 22, Page 2, as follows, to wit:

**BEGINNING** at an interior point, an I.P. located from the intersection of the Northwesterly side of Church Road (also known as Greenwood Avenue, thirty-three feet wide, and the Northeasterly side of Ridge Pike, T.R. #422 (60 feet wide), by the two following courses and distances, to wit: North 42 degrees, 30 minutes East, 436.65 feet measured along Church Road; North 41 degrees, 59 minutes, 30 seconds West, 101.79 feet; thence from the point of beginning and along lands of the said Church South 51 degrees, 53 minutes West 190 feet to a corner of land about to be conveyed to Gerald J. Staffler, et ux.; thence along said land, North 38 degrees, 07 minutes West, 55.18 feet to an iron pin, a corner of said Samuel H. Harley's land, of which this was a part; thence along the same North 51 degrees, 53 minutes East, 186.36 feet to an iron pin, a corner of land now or late of Irma Walters; thence along the same, South 41 degrees, 53 minutes, 08 seconds East, 55.30 feet to the place of beginning.

CONTAINING 10,384 square feet of land, more or less.

EXCEPTING thereout and therefrom all that certain lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made July 26, 1972, by Meixner, C.E., Collegeville, Pennsylvania, and plan recorded in Plan Book No. 22, Page 2, as follows, to wit:

**BEGINNING** at an interior point, an I.P. located from the intersection of the Northwesterly side of Church Road (also known as Greenwood Avenue), thirty-three feet wide, and the Northeasterly side of Ridge Pike T.R. #422 (60 feet wide), by the three following courses and distances, to wit: North 42 degrees, 30 minutes East, 436.65 feet measured along Church Road, North 41 degrees, 59 minutes, 30 seconds West, 101.79 feet and South 51 degrees, 53 minutes West, 190.00 feet; thence from the point of beginning and along the lands of the trustees for

Grace Evangelical Church of Trappe South 51 degrees, 53 minutes West, 42.43 feet to an iron post; thence along the lands now or late of said Stiffers, North 32 degrees, 40 minutes, 14 seconds West, 55.43 feet to an iron pin; thence along other lands of Samuel H. Harley, North 51 degrees, 53 minutes East, 37.17 feet to an iron pin; thence along Parcel #2, South 38 degrees, 07 minutes East, 55.18 feet to the point and place of beginning.

CONTAINING 4,196 square feet of land, more or less.

BEING the same premises which Samuel H. Harley and Laura Violet Poley Harley, his wife by Indenture bearing date 7/23/1991 and recorded 7/25/1991 at Norristown in the Office for the Recording of Deeds in and for the county of Montgomery in Deed Book 4981, Page 2448 etc. granted and conveyed unto Deborah M. Furst, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jasper Di Santo, by Deed from Deborah M. Furst, dated 03/21/2006, recorded 04/04/2006 in Book 5598, Page 193.

Parcel Number: 61-00-03415-00-7. Map #61004 029.

Location of property: 1611 West Main Street, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jasper DiSanto** at the suit of Bank of New York Mellon f/k/a The Bank of New York, as Trustee on Behalf of the Holders of the Alternative Loan Trust 2006-6CB, Mortgage-Pass Through Certificates, Series 2006-6CB. Debt: \$166,900.88 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

14-00475

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the South side of Queen Street, between Roland and Mount Vernon Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Queen Street at the distance of 184 feet, 9 inches Eastwardly from the Southeast corner of Queen Street and Roland Street; thence along other land of Nagle Road and Hertenstine Southwardly 140 feet to a 20 feet wide alley; thence along the same Westwardly 23 feet, 6 inches to land now or late of John Bartman; thence along land Northwardly 140 feet passing in part of the said courses and distance through the middle of the brick division of partition wall of this and house of said Bartman immediately adjoining to the West, to Quinn Street aforesaid; thence along the South side of Queen Street aforesaid Eastwardly 23 feet, 6 inches to the place of beginning.

BEING the same premises which James Kurtas by Deed dated 11/26/2003 and recorded 12/01/2003 in Montgomery County in Deed Book 98, Page 25 granted and conveyed unto Richard Hillegass, Jr. and Sherry Hillegass, husband and wife. Parcel Number: 16-00-23484-00-8.

Location of property: 1214 Queen Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard Hillegass, Jr. and Sherry Hillegass** 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: \$88,404.70.

**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.

14-00581

ALL THAT CERTAIN lot or parcel of land located in the Village of Gwynedd, **Upper Gwynedd Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot 81 on a Plan of Subdivision prepared for Historic Venture Associates II by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated 10/20/1982, as last revised 9/6/1984 and being more fully described, as follows:

BEGINNING at a point on the Northwesterly side line of Barry Avenue (50 feet wide) in line of Lot 82 as shown on said plan, said point being located the following three courses from the intersection of the center lines of Barry Avenue and Bradford Lane (50 feet wide): (1) along the center line of Barry Avenue, South 36 degrees, 4 minutes, 0 seconds West, 187.88 feet to a point of curvature; (2) crossing the Northwesterly side of Barry Avenue, North 53 degrees, 56 minutes, 0 seconds West, 25 feet to the Northwesterly side line of Barry Avenue; (3) along said side line along the arc of a circle curving to the right in a Southwesterly direction with a radius of 475 feet, an arc distance of 94.69 feet to the point and place of beginning; thence continuing along said side line, along the arc of a circle curving to the right in a Southwesterly direction with a radius of 475 feet, an arc distance of 66.88 feet to a point in Lot 84; thence extending along Lot 84, North 34 degrees, 26 minutes, 42 seconds West, 53 feet to a corner of these and Lots 83 and 82; thence extending along Lot 82, the following two courses and distances: (1) North 53 degrees, 33 minutes, 18 seconds East, 49.57 feet to a corner; (2) South 53 degrees, 56 minutes, 0 seconds East, 51.23 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debra Gould, by Deed from Philip Ryan Godshall and Suzanne Godshall, dated 04/20/2007, recorded 04/27/2007 in Book 5644, Page 2866.

Parcel Number: 56-00-00305-58-4.

Location of property: 178 Barry Avenue, Lansdale, PA 19446-6617.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra Gould a/k/a Debra Stock** at the suit of Wells Fargo Bank, N.A. Debt: \$200,033.70.

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

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

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

14-00689

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

BEGINNING at a point on the Northwestern side of Washington Lane (forty-six and five-tenths feet wide, as widened thirteen and five-tenths feet on the Northwestern side from its former width of thirty-three feet) a corner of Lot #2, said point being at the distance of thirty-one feet measured North thirty-four degrees, thirty-seven minutes West from a point on the original center line of Washington Lane; this last mentioned point being at the distance of one hundred ninety-three and seventeen one-hundredths feet measured along the original center line of Washington Lane North forty degrees, forty-six minutes East from a corner of land now or late of Anna L. Bright, said corner at the distance of sixty-two and eighty-two one-hundredths feet measured North forty degrees, forty-six minutes East from the intersection which the original center line of Washington Lane makes with the center line of Valley Road (thirty-three feet wide); thence along the Northeastly line of Lot #2 and partly along the Northeastly line of Lot #3 North thirty-four degrees, thirty-seven minutes West, two hundred sixty-nine and eighty-two one-hundredths feet to a point a rear corner of Lot #4; thence along the rear line of Lot #4 North forty-three degrees, eight minutes, twenty-four seconds East, one hundred ninety-six and seventy-six one-hundredths feet to a point in the line of Lot #5; thence along the Southwesterly line of Lot #5 South thirty-six degrees, twenty-one minutes East, thirty-three and seventy-nine one-hundredths feet to an angle point a rear corner of Lots #5 and #6; thence along the Southwesterly line of Lot #6 South forty-nine degrees, fourteen minutes East, two hundred twenty feet to a point on the aforementioned Northwestern side of Washington Lane (forty-six and five-tenths feet wide); thence along the said side of Washington Lane South forty degrees, forty-six minutes West, two hundred fifty-seven and fifteen one-hundredths feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence R. Schlarb and Kathleen M. Schlarb, his wife, by Deed from Larry D. Chamberlain and Nancy I. Chamberlain, his wife, dated 07/06/1977, recorded 07/14/1977 in Book 4217, Page 596.

Parcel Number: 30-00-70992-00-6.

Location of property: 1236 Washington Lane, Rydal, PA 19046-1224.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen M. Schlarb and Lawrence R. Schlarb** at the suit of Wells Fargo Bank, N.A. Debt: \$396,238.12.

**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.

14-00842

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Topographical Map prepared for Shipley School, by Milton R. Yerkes, Civil Engineer, dated January 4, 1932 and revised as to this lot November 9, 1948, as follows, to wit:

BEGINNING at a point in the middle of Waverly Road (40.00 feet wide), said point being at the distance of 1306.43 feet measured North 40 degrees, 39 minutes East along the middle of Waverly Road from its intersection with the middle of Youngsford Road (33.00 feet wide); thence extending from said point of beginning and along the middle of Waverly Road, North 40 degrees, 39 minutes East, 205.33 feet to a point; thence leaving Waverly Road by land formerly of Clement A. Griscoa Estate, South 32 degrees, 12 minutes East, 270.00 feet to a point; thence extending by other land of Shipley School, of which this was a part, the two following courses and distances, viz: (1) extending South 49 degrees, 06 minutes West, 193.57 feet to a point; and (2) thence extending North 33 degrees, 22 minutes West, 238.78 feet to the first mentioned point and place of beginning.

Parcel Number: 40-00-64704-00-2.

Location of property: 1401 Waverly Road, Gladwyne, Lower Merion Township, PA 19035.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anthony Rufo** at the suit of First Niagara Bank, N.A. Debt: \$875,621.76.

**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.

14-00849

ALL THAT CERTAIN unit in the property known, named and identified as 'Hampton Green Condominium,' located in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68, PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office of a certain Declaration and Plan attached thereto dated February 1, 2000 and recorded February 8, 2000 in Deed Book 5306, Page 562 and re-recorded March 29, 2000 in Deed Book 5311, Page 1999 and First Amendment to Declaration recorded March 29, 2000 in Deed Book 5311, Page 1805 and a Second Amendment recorded April 18, 2000 in Deed Book 5313, Page 2489 and Third Amendment recorded July 21, 2000 in Deed Book 5324, Page 598 and Fourth Amendment to Declaration recorded August 2, 2000 in Deed Book 5325, Page 2342 and Fifth Amendment to Declaration recorded September 19, 2000 in Deed Book 5332, Page 725 and re-recorded in Deed Book 5333, Page 954 and Sixth Amendment to Declaration recorded October 3, 2000 in Deed Book 5333, Page 2208 and Seventh Amendment to Declaration recorded in Deed Book 5338, Page 712 and Eighth Amendment to Declaration recorded in Deed Book 5340, Page 2443 and Ninth Amendment to Declaration recorded in Deed Book 5351, Page 263 and 10th Amendment to Declaration recorded in Deed Book 5351, Page 271 and 11th Amendment to Declaration recorded in Deed Book 5354, Page 1542 and 12th Amendment to Declaration recorded in Deed Book 5355, Page 834 and 13th Amendment to Declaration recorded in Deed Book 5369, Page 67 and 14th Amendment to Declaration recorded in Deed Book 5369, Page 69, and 15th Amendment to Declaration in Deed Book, Page \_\_\_, being designated as Unit No 47 and Plats and Plans for Condominium dated June 7, 1999 and attached as part of the Declaration of 'Hampton Green Condominium', a Condominium.

TOGETHER with the percentage interests in the common elements assigned to said unit, as more fully set forth in the Declaration and Plats and Plans, and any amendments thereto, together with all right, title and interest in and to all limited common elements to the unit, as more fully set forth in the Declaration and Plats and Plans, and any amendments thereto.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, right, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Hampton Green Condominium and any amendments to the said Declaration as the same may be made from time to time.

THE GRANTEE, for and behalf of the Grantees and the Grantee's heirs, personal representatives, successors and assigns by the acceptance of the Deed, covenants and agrees to pay such charges for maintenance of repairs to, replacements of and other expenses in connection with the common elements and any limited common elements appurtenant to said unit, as may be assessed except in so far as Section 3407(c) of the said Uniform Condominium Act of the declaration may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Sung Woo Nam, by Deed from Ryan J. Cassidy, dated 08/13/2004, recorded 08/30/2004 in Book 5523, Page 1734.

Parcel Number: 46-00-00549-61-1.

Location of property: 123 Castle Drive, North Wales, PA 19454-1845.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Sung Woo Nam a/k/a Sung Nam** at the suit of Wells Fargo Bank, N.A. Debt: \$229,730.50.

**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.

14-02766

ALL THAT CERTAIN tract or parcel of land, situate at the intersection of 8th Avenue and Moore Road, King of Prussia, **Upper Merion Township**, Montgomery County, Pennsylvania; identified as Lot No. 1 on a certain plan entitled "Subdivision Plan of 8.9511 acre Parcel for Montgomery Publishing Company", dated November 25, 1980 and recorded in the Recorder's Office of Montgomery County, Pennsylvania on February 18, 1981, in Plan Book A-42, Page 35 and described, as follows:

BEGINNING at a point of tangent on the Northerly side of Eighth Avenue East (60 feet wide), said point being at the arc distance of 63.58 feet measured along the arc of a circle curving to the left having a radius of 40 feet from a point of curve on the Easterly side of Moore Road (60 feet wide); thence extending from said point of beginning along the Northerly side of Eighth Avenue East the (3) three following courses and distances: (1) North 76 degrees, 39 minutes, 10 seconds East, 294.60 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 530 feet and the arc distance of 96.02 feet to a point of tangent; and (3) North 87 degrees, 02 minutes East, 121.81 feet to a point, a corner of Lot No. 2 as shown on the above mentioned plan; thence extending along the same North 02 degrees, 58 minutes West, crossing an existing railroad tract and crossing the Southerly side of a certain 30 foot wide general utility easement, 385 feet to a point in the bed of said easement; thence extending through the bed of said easement South 87 degrees, 02 minutes West, recrossing the Southerly side of said general utility easement 551.09 feet to a point on the Easterly side of Moore Road; thence extending along the same the (2) two following courses and distances: (1) South 02 degrees, 34 minutes West, 126.31 feet to a point of curve; and (2) along the arc of a circle curving to the right, having a radius of 1,115.92 feet and the arc distance of 289.13 feet to a point of compound curve; thence extending along the arc of a circle curving to the right having a radius of 40 feet and the arc distance of 63.58 feet to the first mentioned point and place of beginning.

CONTAINING 5.2770 acres.

UNDER AND SUBJECT, however, to any easements of record.



TOGETHER also with Grantor's rights in the non-exclusive right, appurtenant to the aforesaid described property to use the rail track installed within the 21 foot wide "Railroad Easement" (which extends Eastwardly from the Easterly boundary of the Premises as described in the aforesaid deed to Grantor) for rail service to and from the aforesaid described premises and on Grantor's adjacent premises incident to operations thereon, which rights of user shall be subject to any agreement relating to track ownership, maintenance or rail service now or hereafter entered into between A. Claude Kemper as Trustee of King of Prussia Park Trust, his predecessor, successors or assigns and any railroad company, and all applicable rules and regulations of any railroad company as may be providing service as well as I.C.C., P.U.C. and other governmental rules and regulations applicable to such use; and without limiting the foregoing, subject to the right of A. Claude Kemper as Trustee of King of Prussia Park Trust, his predecessor, successors or assigns to convey or transfer such track facilities, constructed by or on behalf of A. Claude Kemper as Trustee of King of Prussia Park Trust, his predecessor, successors or assigns and rights exclusively to any railroad company licensed as a public carrier. It is understood that Grantee's rights as aforesaid may be superseded absolutely by or upon any authorized railroad company assuming ownership or control, and maintenance of the track and/or easement area in which the same is located; and together with Grantor's right, title and interest, if any, in and to the Railroad Easement area on the adjacent premises.

TOGETHER, ALSO with Grantor's non-exclusive right as an easement appurtenant to the premises to construct, install, maintain, repair, replace and remove an underground sanitary sewer line and an underground line for storm drainage, and appurtenances thereto, within the fourteen and one-half (14 1/2) feet strip of land lying immediately to the North of the aforesaid twenty-one (21) foot wide "Railroad Easement", and extending from the premises: (a) in respect of such sanitary sewer line, to the existing thirty (30) foot wide sanitary sewer easement of Upper Merion Township Authority now existing along and immediately to the Southwest of the existing railroad easement to the East of the Northeast corner of the premise, with the privilege, so far as A. Claude Kemper as Trustee of King of Prussia Park Trust, his predecessor, successors or assigns gave same to Grantor and Grantor can give the same or facilities the exercise thereof, to tie into the existing sewer line in said Authority easement, but all at the sole cost and expense of Grantee; and (b) in respect of such storm drainage, not only to said Authority easement but also thence by a reasonably direct route designated by A. Claude Kemper as Trustee of King of Prussia Park Trust, his predecessor, successors or assigns and approved by the public authorities having jurisdiction, to the Maschellmac Creek Channel.

Parcel Number: 58-00-06681-51-5.

Location of property: 750 Moore Road, King of Prussia, PA.

The improvements thereon are: Multi-tenant office building.

Seized and taken in execution as the property of **750 Moore Road Associates, L.P.** at the suit of U.S. Bank National Association. Debt: \$7,451,050.42.

**Andrew J. Flame**, Attorney. I.D. #69673

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

**DOWN MONEY:** A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 June 25, 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**

## **CERTIFICATE OF AUTHORITY**

**hearo.fm, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its principal office located at 160 Greentree Drive, Suite 101, Dover, DE 19904, has applied for a Certificate of Authority in Pennsylvania under the PA Business Corporation Law of 1988. The registered office in PA is located at 1270 Bobarn Drive, Penn Valley, PA 19072, and shall be deemed for venue and official publication purposes to be located in Montgomery County.

## **CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-08354

NOTICE IS HEREBY GIVEN that the Petition of Elaine Sharon Lemanow was filed in the above named Court, praying for a Decree to change her name to ELAYNE SHARON LEMANOW.

The Court has fixed July 9, 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.

**Hope Bosniak, Esquire, Solicitor**  
**Dessen, Moses & Rossitto**  
600 Easton Road  
Willow Grove, PA 19090

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-08745

NOTICE IS HEREBY GIVEN that the Petition of Ghada Samhan, on behalf of minor child, Ryan Abu Al-Shawareb and the Petition of Dana Abu Al-Sawareb, an adult, was filed in the above named Court, praying for a Decree to change their names to RYAN SHAWAREB AND DANA SHAWAREB.

The Court has fixed June 18, 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.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-07820

NOTICE IS HEREBY GIVEN that on April 10, 2014, the Petition of Joseph F. Bilko, Jr. and Kelly Lynn Bilko, on behalf of minor child, Mia Giovanna Angelucci, was filed in the above named Court, praying for a Decree to change her name to MIA GIOVANNA BILKO.

The Court has fixed June 11, 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.

**Brian Gondek, Esquire**  
21 West Third Street  
Media, PA 19063

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-07547

NOTICE IS HEREBY GIVEN that on April 8, 2014, the Petition of Song Min Yi and Song Hyeon Yi was filed in the above named Court, praying for a Decree to change their names to AIDEN SONGMIN YI AND SOPHIA SONGHYEON YI.

The Court has fixed June 11, 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.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-08770

NOTICE IS HEREBY GIVEN that the Petition of Timothy Joseph Leary was filed in the above named Court, praying for a Decree to change the name to TAMERA BROOKE LEIGH.

The Court has fixed June 18, 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.

**Benjamin L. Jerner, Atty. for Petitioner**  
**Jerner & Palmer, P.C.**  
5401 Wissahickon Avenue  
Philadelphia, PA 19144  
215-843-6000

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-07536

NOTICE IS HEREBY GIVEN that on April 8, 2014, the Petition of Yeun Jae Lee was filed in the above named Court, praying for a Decree to change her name to JENNIFER YEUN LEE.

The Court has fixed June 11, 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 AMENDMENT

Notice is given that on April 22, 2014, the **Ardmore Business District Authority**, a Pennsylvania municipal authority, incorporated pursuant to the Pennsylvania Municipality Authorities Act, Act of June 19, 2001, P.L. 287, No. 22, adopted Articles of Amendment to its Articles of Incorporation. The substance of the Articles of Amendment is to extend the term of existence of the Authority until December 31, 2023, as approved by ordinance of the Board of Commissioners of Lower Merion Township No. 4006, dated October 16, 2013. Pursuant to Section 5605(d) of the Municipality Authorities Act, 53 Pa. C.S.A. Section 5605, notice is hereby given that not less than three (3) days after publication of this Notice, the Articles of Amendment to the Articles of Incorporation of the Ardmore Business District Authority shall be filed with the Secretary of the Commonwealth.

**Daniel S. Coval, Jr., Esquire, Solicitor**  
**Andrew L. Miller & Associates, P.C.**  
15 St. Asaph's Road  
Bala Cynwyd, PA 19004  
610-617-1776

NOTICE IS HEREBY GIVEN that Articles of Amendment were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on March 10, 2014 changing the name of **Volunteer Optometric Services to Humanity of the Delaware Valley (VOSH/DelVal)** to **VOSH Pennsylvania** and changing its registered office from: 925 Horsham Road, Horsham, PA 19044 to 544 Haws Avenue, Norristown, PA 19401.

**Lawrence Lee Wentz, Esquire**  
2424 E. York Street, Suite 316  
Philadelphia, PA 19125

## 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.*

**A. Lee Cook Hauling, 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.

**George J. Ozorowski, Esquire**  
**Hughes, Kalkbrenner & Ozorowski, LLP**  
1250 Germantown Pike, Suite 205  
Plymouth Meeting, PA 19462

**LCN Partners, Inc. d/b/a LCN Communications** 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.

**Nicholas R. Montalto, Solicitor**

**McBrien & Montalto, P.C.**  
1 West Main Street, Suite 200  
Norristown, PA 19401

**Nonna Giovanna's 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.

**Saint Mark's Cemetery Association, Incorporated** 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.

**Christopher H. Meinzer, Esquire**

516 Main Street  
Pennsburg, PA 18073

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## 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 April 11, 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: **Lower Pottsgrove Police Officer's Association**

The purposes for which it was organized are: to promote the health and safety of the community.

**Jamie V. Ottaviano, Esquire, Solicitor**

**O'Donnell, Weiss & Mattei, P.C.**

41 East High Street  
Pottstown, PA 19464

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Springford Estates Community Association**

The purposes for which it was organized are: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Springford Estates Planned Community located in Limerick Township, Montgomery County, PA.

**Carl N. Weiner, Solicitor**

**Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**

375 Morris Road  
Post Office Box 1479  
Lansdale, PA 19446-0773

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 October 6, 2008, 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: **Volunteer Optometric Services to Humanity of the Delaware Valley (VOSH/DelVal)**

The purposes for which it was organized are: to facilitate the provision and sustainability of eye care worldwide for people who can neither afford nor obtain such care.

**Lawrence Lee Wentz, Esquire**

2424 E. York Street, Suite 316  
Philadelphia, PA 19125

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - EQUITY LAW  
NO. 2013-34049

**RUSSEL M. CROUTHAMEL,**  
Plaintiff

vs.

**JASON E. GRANT and ENTREPRENEUR CASUAL, LLC,**  
Defendants

## 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

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-03153

**WELLS FARGO BANK, N.A.,**  
Plaintiff

vs.

**MICHAEL D. RAE, in his capacity as Executor and  
Devisee of the Estate of DONALD A. RAE A/K/A  
DONALD RAE**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER MADELENE B. RAE,  
DECEASED**

**THE UNITED STATES OF AMERICA  
C/O THE UNITED STATES ATTORNEY FOR THE  
EASTERN DISTRICT OF PA,**  
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER MADELENE B.  
RAE, DECEASED**

You are hereby notified that on February 11, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2014-03153. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 206 TOWNSHIP LINE ROAD, JENKINTOWN, PA 19046-3113, 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.

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Norristown, PA 19401  
610-279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-32166

**Susan Beeson and Royce Beeson,**  
Plaintiffs

vs.

**Suresh Gopalan,**  
Defendant

**TO:** Defendant Suresh Gopalan, whose last known address is 6112 Woodview Way, Malvern, PA 19355

You are hereby notified that on October 29, 2013, Plaintiffs, SUSAN BEESON and ROYCE BEESON filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2013-32166, the substance of which is as follows: On May 4, 2012, Plaintiffs were involved in a motor vehicle accident with an automobile operated by Suresh Gopalan.

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.

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Lawyer Referral Service

Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-16563

**Pottsgrove School District,**  
Plaintiff

vs.

**Christopher D. Hindo and Angela K. Hindo,**  
Defendants

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2012 real estate taxes for property located at 1337 N. State Street, Upper Pottsgrove, PA, Tax Parcel No. 60-00-02954-00-1. A Writ of Scire Facias for \$7,514.31 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-03274

**Pottstown Borough Authority,**  
Plaintiff

vs.

**John M. Harris and Dolores J. Harris,**  
Defendants

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2012-2013 delinquent water and sewer fees for property located at 700 Farmington Avenue, D-22, Pottstown, PA, Tax Parcel No. 16-00-28586-08-1. A Writ of Scire Facias for \$2,764.58 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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Norristown, PA 19404-0391  
866-211-9466

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-15783

**Borough of Pottstown and Pottstown Borough Authority,**  
Plaintiffs

vs.

**Joseph Crook and Mary Katherine Crook,**  
Defendants

Notice is given that the above were named as defendants in a civil action by plaintiffs to recover 2012 through 2013 water, sewer and trash fees for property located at 232 Oak Street, Pottstown, PA, Tax Parcel No. 16-00-21792-00-8. A Writ of Scire Facias for \$690.55 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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Norristown, PA 19401  
610-279-9660, ext. 201

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-16600

**Lower Pottsgrove Township Municipal Authority,**  
Plaintiff

vs.

**Kevin L. McGill,**  
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011-2012 sewer fees for property located at 49 Brookview Lane, Lower Pottsgrove, PA, Tax Parcel No. 42-00-00473-03-4. A Writ of Scire Facias for \$1,078.13 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.



If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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Norristown, PA 19401  
610-279-9660, ext. 201

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

**ARNON, GAYLE MAUREEN also known as GAYLE M. ARNON and GAYLE ARNON, dec'd.**

Late of Lower Merion Township.  
Administrator: JONATHAN ARNON,  
212 Idris Road, Apt. B1,  
Merion Station, PA 19066.

**BAKER, MARY C., dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: ROSEMARY T. TOMKUS,  
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

**BEATTY, EVELYN, dec'd.**

Late of Borough of Norristown.  
Executors: GERARD BEATTY,  
4222 Forest Lane,  
Schwenksville, PA 19473,  
STEPHEN BEATTY,  
10 Lawnton Road,  
Norristown, PA 19401,  
LEWIS BEATTY,  
745 E. 5th Avenue, Apt. C-202,  
Collegeville, PA 19426.  
ATTORNEY: CHRISTINA GREENE,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 East DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**BERNSTEIN, RUBIN, dec'd.**

Late of Cheltenham Township.  
Executors: NORMAN LEIBOVITZ,  
GEORGE M. BERNSTEIN,  
LEWIS V. BERNSTEIN AND  
MARJORIE R. ZAVODNICK,  
c/o Barbara R. Flacker, Esquire,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222.  
ATTORNEY: BARBARA R. FLACKER,  
FOX ROTHSCHILD LLP,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222

**CHEN, LORETTA O. also known as LORETTA CHEN and LORETTA CHENG CHEN, dec'd.**

Late of Lower Providence Township.  
Executor: KENNETH CHEN,  
P.O. Box 111,  
Eagleville, PA 19408.  
ATTORNEY: DIANE M. ZABOWSKI,  
ZABOWSKI LAW, LLC,  
117 West Second Avenue,  
Collegeville, PA 19426

**CLARK, DORIS R., dec'd.**

Late of Lower Providence Township.  
Executrix: WENDY GANNON,  
9009 Trolley Lane,  
Norristown, PA 19403.  
ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES,  
376 East Main Street,  
Collegeville, PA 19426

**COOPER, SUSAN, dec'd.**

Late of Upper Dublin Township.  
Administrator: JEFFREY H. COOPER,  
c/o Robert A. Bacine, Esquire,  
Friedman Schuman, P.C.,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046.  
ATTORNEY: ROBERT A. BACINE,  
FRIEDMAN SCHUMAN, P.C.,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046

**DAMIANI, JOHN M. also known as JOHN MARK DAMIANI and JOHN DAMIANI, dec'd.**

Late of Upper Salford Township.  
Executrix: MARIE DAMIANI,  
P.O. Box 112,  
Woxall, PA 18979.  
ATTORNEY: DANIEL H. O'CONNELL, SR.,  
114 North Main Street,  
North Wales, PA 19454

**DAMM, PHILIP G. also known as PHILIP G. DAMM, SR., dec'd.**

Late of Lower Gwynedd Township.  
Executor: MICHAEL C. DAMM,  
c/o James M. Jacqueline, Esquire,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: JAMES M. JACQUETTE,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**DePAUL, LOUIS S., dec'd.**

Late of Hatfield Township.  
Co-Executors: LOUIS E. DePAUL,  
114 Westminster Drive,  
North Wales, PA 19454,  
MARK D. DePAUL,  
245 Twining Road,  
Lansdale, PA 19446.  
ATTORNEY: GERALD F. GLACKIN,  
2031 N. Broad Street, Suite 137,  
P.O. Box 58,  
Lansdale, PA 19446

**EISENBERG, SYBIL also known as  
SYBIL P. EISENBERG, dec'd.**

Late of Cheltenham Township.  
Executrix: MARTHA ROSE COOPER,  
123 South Broad Street, Suite 2102,  
Philadelphia, PA 19109-1090.  
ATTORNEY: MARY JANE BARRETT,  
123 South Broad Street, Suite 2102,  
Philadelphia, PA 19109-1090

**FEDELE, HELEN K. also known as  
HELEN L. FEDELE and  
HELEN L. KOHLER, dec'd.**

Late of Towamencin Township.  
Executrix: PATRICIA L. KOHLER,  
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

**FINK, ANN S. also known as  
ANN FINK, dec'd.**

Late of Lower Merion Township.  
Executrix: DEBRA F. KORNBLATT,  
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

**FLOOD, MARGARET E., dec'd.**

Late of Lower Pottsgrove Township.  
Co-Executors: GARY A. HEFFNER,  
101 Hill School Road,  
Boyertown, PA 19512,  
EDWARD A. ZAMORSKI,  
612 N. Evans Street,  
Pottstown, PA 19464.  
ATTORNEY: CRAIG A. HATCH,  
HALBRUNER, HATCH & GUISE, LLP,  
2109 Market Street,  
Camp Hill, PA 17011

**GABER, ANDREW H., dec'd.**

Late of Lower Merion Township.  
Administrator: DAVID J. GORBERG,  
c/o Wendy Fein Cooper, Esquire,  
Two Liberty Place, 35th Floor,  
Philadelphia, PA 19102.  
ATTORNEY: WENDY FEIN COOPER,  
DOLCHIN SLOTKIN & TODD, P.C.,  
Two Liberty Place, 35th Floor,  
50 South 16th Street,  
Philadelphia, PA 19102

**GILBERT, HELEN K. also known as  
HELEN M. GILBERT, dec'd.**

Late of Franconia Township.  
Executrix: PATRICIA M. KELLER,  
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

**HEIMBACH, JAMES B., dec'd.**

Late of Borough of Pennsburg.  
Executor: JOHN P. HEIMBACH,  
c/o Noonan & Prokup,  
526 Walnut Street,  
Allentown, PA 18101.  
ATTORNEY: NOONAN & PROKUP,  
526 Walnut Street,  
Allentown, PA 18101

**HEINRICH, RALPH M., dec'd.**

Late of Upper Gwynedd Township.  
Administrators: ANDREAS HEINRICH,  
522 Mullin Road,  
Ambler, PA 19002,  
GERALD HEINRICH,  
2661 W. Walnut Street,  
Colmar, PA 18915.  
ATTORNEY: DAVID P. GRAU,  
911 N. Easton Road,  
P.O. Box 209,  
Willow Grove, PA 19090

**HENERY, HELEN T., dec'd.**

Late of Borough of Pottstown.  
Executor: TARA L. NAMIOTKA,  
c/o 301 N. Main Street,  
Telford, PA 18969.  
ATTORNEY: RONALD R. BOLIG,  
301 North Main Street,  
Telford, PA 18969

**HOFFMAN, EDWARD D. also known as  
EDWARD DEREK HOFFMAN, dec'd.**

Late of Upper Providence Township.  
Executrix: NINA SMOYER,  
c/o Elliott Goldberg, Esquire,  
1800 E. Lancaster Avenue,  
Paoli, PA 19301.

**HUNTER, DORIS L., dec'd.**

Late of Lower Gwynedd Township.  
Executor: WAIN HUNTER,  
c/o Dominic A. Penna, Esquire,  
1662 E. Butler Avenue,  
Ambler, PA 19002.  
ATTORNEY: DOMINIC A. PENNA,  
PENNA, GRABOIS & ASSOC., LLC,  
166 E. Butler Avenue,  
Ambler, PA 19002

**JEFFERYS JR., ROBERT F. also known as  
ROBERT F. JEFFREYS, JR., dec'd.**

Late of Upper Merion Township.  
Administratrix: REMEDIOS L. JEFFERYS,  
c/o Lyn B. Schoenfeld, Esquire,  
25 West Second Street,  
P.O. Box 900,  
Media, PA 19063.  
ATTORNEY: LYN B. SCHOENFELD,  
GALLAGHER, SCHOENFELD, SURKIN,  
CHUPEIN & DeMIS, P.C.,  
25 West Second Street,  
P.O. Box 900,  
Media, PA 19063

**KAIN, HELEN L., dec'd.**

Late of Borough of Pottstown.  
 Executor: JOSEPH M. HECKMAN,  
 322 Harrington Way,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**LEAS, ALMA VIRGINIA, dec'd.**

Late of Borough of Souderton.  
 Administrator: DONALD W. LEAS,  
 c/o Fitzpatrick Lentz & Bubba, P.C.,  
 4001 Schoolhouse Lane,  
 P.O. Box 219,  
 Center Valley, PA 18034-0219.

**LEONELLI, BERNARD, dec'd.**

Late of Borough of Bridgeport.  
 Administratrix: DONNA RICHARDSON,  
 109 E. Rambo Street,  
 Bridgeport, PA 19405.  
 ATTORNEY: SEAN E. CULLEN,  
 40 East Main Street,  
 Norristown, PA 19401

**MARCHESANI, SUSAN M., dec'd.**

Late of Upper Merion Township.  
 Executrix: MARYANNE M. PARSONS,  
 c/o Joseph S. Nescio, Esquire,  
 Matlack Building, Suite D-2,  
 113 East Evans Street,  
 West Chester, PA 19380.  
 ATTORNEY: JOSEPH S. NESCIO,  
 Matlack Building, Suite D-2,  
 113 East Evans Street,  
 West Chester, PA 19380

**MARKEL, MARGARET ELIZABETH, dec'd.**

Late of Worcester Township.  
 Executrix: PATRICIA A. MARKEL MULLIGAN,  
 23 Sycamore Way,  
 Doylestown, PA 18901.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**MATEJA, LILLIAN T. also known as LILLIAN MATEJA, dec'd.**

Late of Borough of Norristown.  
 Executrix: CATHERINE M. MATEJA,  
 38 Zummo Way,  
 Norristown, PA 19401.  
 ATTORNEY: BRETT B. WEINSTEIN,  
 705 W. DeKalb Pike,  
 King of Prussia, PA 19406

**MECKE, DEIRDRE J., dec'd.**

Late of Upper Dublin Township.  
 Executrix: KAREN W. FOX-SCHNEIDER,  
 1462 Manor Lane,  
 Blue Bell, PA 19422.

**MEYERS, MARSHA, dec'd.**

Late of Whitpain Township.  
 Executrix: MICHELLE PRICE,  
 c/o Andrew P. Grau, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: ANDREW P. GRAU,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**MORRIS, SHIRLEY A., dec'd.**

Late of Cheltenham Township.  
 Co-Executors: CHRIS B. MORRIS AND  
 PATRICK J. MORRIS,  
 529 Elkins Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: EILEEN A. SCHAEFFER,  
 116 Greenwood Avenue,  
 Wyncote, PA 19095

**RALPH, JOHN R. also known as JOHN ROCKEY RALPH, SR., dec'd.**

Late of Lower Providence Township.  
 Executor: JOHN RALPH,  
 512 Elizabeth Drive,  
 Eagleville, PA 19403.

**RAQUET, BETTY L., dec'd.**

Late of East Norriton Township.  
 Executor: STEPHEN R. RAQUET,  
 c/o Douglas L. Kaune, Esquire,  
 Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street,  
 P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: DOUGLAS L. KAUNE,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street,  
 P.O. Box 289,  
 Phoenixville, PA 19460

**RUZZI, DORIS J. also known as DORIS RUZZI,****DONATA RUZZI and DORIS DI LANZO RUZZI, dec'd.**

Late of Cheltenham Township.  
 Executor: MICHAEL L. RUZZI,  
 25 Limekiln Pike,  
 Glenside, PA 19030.  
 ATTORNEY: MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**SCHRAMM, LORAIN T., dec'd.**

Late of Lower Providence Township.  
 Executrix: JUDITH S. WESTRATE,  
 c/o William Morrow, Esquire,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW, TOMPKINS, TRUEBLOOD &  
 LEFEVRE, LLC,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401

**TORSNEY, JEROME M., JR., dec'd.**

Late of Upper Dublin Township.  
 Executrix: JANET TORSNEY,  
 501 Grand Avenue, Apt. 6E,  
 Asbury Park, NJ 07712-6669.  
 ATTORNEY: AMY H. BESSER,  
 LAW OFFICES OF PETER L. KLENK &  
 ASSOCIATES,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103

**WILFORD, JOSEPH L., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: JEAN P. WILFORD,  
 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

**ZIMMERMAN, HELEN S., dec'd.**

Late of Borough of Conshohocken.  
 Executor: NANCY J. ZIMMERMAN.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 400 Maryland Drive, Suite 200,  
 Fort Washington, PA 19034

**Second Publication****BARLOW, LOIS ELIZABETH also known as  
LOIS E. BARLOW, dec'd.**

Late of Upper Dublin Township.  
 Executrix: KATHRYN LOIS DELSORDO,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**BARTMAN, JULIA S., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: R. DAVID BARTMAN.  
 ATTORNEY: DAVID G. GARNER,  
 221 East High Street, Suite 1,  
 Pottstown, PA 19464

**BITTING, ROBERT GERALD also known as  
ROBERT G. BITTING and  
ROBERT BITTING, dec'd.**

Late of Whitmarsh Township.  
 Executor: ROBERT J. BITTING,  
 3177 Mayflower Road,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: MILES B. RITTMASER,  
 1495 Alan Wood Road, Suite 104,  
 Conshohocken, PA 19428,  
 484-530-0351

**BOHN, RYAN M., dec'd.**

Late of Douglass Township.  
 Administrator: TEE D. BOHN,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: JESSICA R. GRATER,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**BOULANGER, ELIZABETH T., dec'd.**

Late of Upper Providence Township.  
 Executrix: BARBARA A. PLUMMER,  
 1176 Foxview Road,  
 Pottstown, PA 19465.  
 ATTORNEY: BRETT B. WEINSTEIN,  
 WEINSTEIN LAW OFFICES PC,  
 705 W. DeKalb Pike,  
 King of Prussia, PA 19406

**BROWN, JULIA BURGESS also known as**

**JULIA B. BROWN, dec'd.**  
 Late of Upper Dublin Township.  
 Executrix: PAMELA A. BURGESS,  
 110 Linden Avenue,  
 North Hills, PA 19038.

**BURROUGH JR., PAULA., dec'd.**

Late of Upper Moreland Township.  
 Co-Executor: GEORGE W. BURROUGH,  
 15 Cumo Drive,  
 Highland, NY 12528.  
 ATTORNEY: SCOTT A. PETRI,  
 BEGLEY, CARLIN & MANDIO, LLP,  
 680 Middletown Boulevard,  
 Langhorne, PA 19047

**CALKINS, SUSANNE, dec'd.**

Late of Towamencin Township.  
 Executrix: ANITA SHANNAHAN,  
 c/o 512 N. New Street,  
 Bethlehem, PA 18018.  
 ATTORNEY: ROBERT H. LITTNER,  
 512 North New Street,  
 Bethlehem, PA 18018

**CALLAHAN, KATHRYN E. also known as  
KATHRYN CALLAHAN, dec'd.**

Late of Cheltenham Township.  
 Administrator CTA: JEFF L. LEWIN,  
 15 East Front Street,  
 Media, PA 19063.  
 ATTORNEY: JEFF L. LEWIN,  
 15 East Front Street,  
 Media, PA 19063

**CHAIN, MARY JANE, dec'd.**

Late of Borough of Narberth.  
 Executrix: ELIZABETH A. BARNETT,  
 c/o Cunilio & Cunilio,  
 835 W. Lancaster Avenue, Suite 200,  
 P.O. Box 989,  
 Bryn Mawr, PA 19010,  
 610-525-4550.

**CONNAGHAN, PATRICK JOSEPH also known as**

**PATRICK J. CONNAGHAN,  
PATRICK CONNAGHAN and  
JOSEPH CONNAGHAN, dec'd.**  
 Late of Upper Dublin Township.  
 Executrix: JO ANN ZOLLER,  
 c/o Joseph M. Oberlies, Esquire,  
 2401 Pennsylvania Avenue, Suite 1C-47,  
 Philadelphia, PA 19130.  
 ATTORNEY: JOSEPH M. OBERLIES,  
 CONNOR, WEBER & OBERLIES, P.C.,  
 The Philadelphian, Suite 1C-47,  
 2401 Pennsylvania Avenue,  
 Philadelphia, PA 19130

**DAS ELLIOTT, NAIDA also known as**

**NAIDA DAS-ELLIOTT,  
TISH DAS-ELLIOTT and  
NAIDA PATRICIA DAS, dec'd.**  
 Late of Upper Merion Township.  
 Executor: THOMAS HEUSER,  
 16 N. Bryn Mawr Avenue,  
 P.O. Box 871,  
 Bryn Mawr, PA 19010.

**DAVIS III, JOSEPH C. also known as  
JOSEPH CORBIT DAVIS, III and  
J. CORBIT DAVIS, III, dec'd.**

Late of Whitmarsh Township.  
 Administrator: DEBORAH G. DAVIS,  
 c/o Paul Baker Bartle, Esquire,  
 794 Penllyn Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: PAUL BAKER BARTLE,  
 FLAMM WALTON PC,  
 794 Penllyn Pike,  
 Blue Bell, PA 19422

**DeVRIES, JOHN B. also known as  
JOHN DeVRIES, dec'd.**

Late of Whitmarsh Township.  
 Executrix: ROBERTA G. DeVRIES,  
 c/o Grim, Biehn & Thatcher,  
 104 South Sixth Street,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 South Sixth Street,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215

**DOUGHERTY, ALICE C., dec'd.**

Late of Plymouth Township.  
Executrix: MARGARET DOUGHERTY-HAYES,  
29 Bedford Ct.,  
Madison, NJ 07940.  
ATTORNEY: PETER E. BORT,  
1260 Valley Forge Road,  
P.O. Box 311,  
Valley Forge, PA 19481

**DOYLE, GEORGE H., dec'd.**

Late of Lower Gwynedd Township.  
Executor: STEPHEN DOYLE,  
c/o Maureen L. Anderson, Esquire,  
1260 Bustleton Pike,  
Feasterville, PA 19053.  
ATTORNEY: MAUREEN L. ANDERSON,  
GUMMER ELDER LAW,  
1260 Bustleton Pike,  
Feasterville, PA 19053

**DUBIN, LILLIAN, dec'd.**

Late of Lower Merion Township.  
Executrix: SONDR A. D. GUTKIND,  
c/o Edward Jay Weiss, Esquire,  
11 South Olive Street, Suite 100,  
Media, PA 19063-3301.  
ATTORNEY: EDWARD JAY WEISS,  
11 South Olive Street, Suite 100,  
Media, PA 19063-3301

**DURKIN JR., THOMAS A. also known as**

**THOMAS A. DURKIN, dec'd.**  
Late of Borough of Conshohocken.  
Executrix: PATRICIA J. ACCOR,  
c/o John G. Blumberg, Esquire,  
25 E. Butler Avenue,  
Ambler, PA 19002.  
ATTORNEY: JOHN G. BLUMBERG,  
BLUMBERG & RATH,  
25 E. Butler Avenue,  
Ambler, PA 19002

**GREALEY, RUTH F., dec'd.**

Late of Borough of Pottstown.  
Executrix: D. JEAN SCHMOYER,  
1384 Queen Street,  
Pottstown, PA 19464.  
ATTORNEY: JAMES D. SCHEFFEY,  
YERGEY DAYLOR ALLEBACH SCHEFFEY  
PICARDI.,  
1129 E. High Street,  
P.O. Box 776,  
Pottstown, PA 19464-0776

**GRIFFIN, MAXINE P., dec'd.**

Late of Springfield Township.  
Executor: BRUCE L. GRIFFIN,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: KEVIN J. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446

**GUNDRUM, HELEN M., dec'd.**

Late of Franconia Township.  
Administratrix: WENDY ASHBY, ESQUIRE,  
246 W. Broad Street, Suite 3,  
Quakertown, PA 18951.  
ATTORNEYS: ASHBY LAW OFFICES, LLC,  
246 West Broad Street, Suite 3,  
Quakertown, PA 18951

**HAAS, WALTER CHARLES, dec'd.**

Late of Upper Moreland Township.  
Executor: BERNARD GALLAGHER,  
3880 Alberta Terr.,  
Philadelphia, PA 19154.

**HEPNER, HELEN M. also known as**

**HELEN HEPNER, dec'd.**  
Late of East Norriton Township.  
Executrix: SUSAN HEPNER,  
1467 St. John Road,  
Roslyn, PA 19001.

**HUNSBERGER, MARTHA A., dec'd.**

Late of Franconia Township.  
Executors: DUANE S. HUNSBERGER,  
655 Bergey Road,  
Telford, PA 18969,  
JEFFREY K. LANDIS,  
c/o Bricker, Landis, Hunsberger & Gingrich, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**MADDEN, EDWARD J., dec'd.**

Late of Springfield Township.  
Executors: MATTHEW G. ROSENBERGER,  
HENRY J. MADDEN AND  
CATHERINE L. MADDEN,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: MATTHEW G. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**McGONIGAL, MICHAEL P. also known as**

**MICHAEL McGONIGAL and  
MIKE McGONIGAL, dec'd.**  
Late of Douglass Township.  
Administratrix: SHERRY L. McGONIGAL,  
1345 Second Avenue,  
Gilbertsville, PA 19525.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**MELIKIAN, ROXIE also known as**

**ROXIE B. MELIKIAN, dec'd.**  
Late of Lower Merion Township.  
Executors: KAREN A. MELIKIAN,  
ROBERT A. MELIKIAN AND  
MICHELE M. LOCKWOOD,  
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

**MOORE, JANET MAY, dec'd.**

Late of Worcester Township.  
Executrix: SHEILA A. LANZALOTTO,  
48 Heron Hill Drive,  
Downingtown, PA 19335.



**MOWREY, DANIEL JAY, dec'd.**

Late of Borough of Royersford.  
Co-Executrices: DAWN PEIFFER,  
521 Church Street,  
Royersford, PA 19468,  
GAIL E. WHITMAN,  
198 Mountain View Road,  
Shillington, PA 19607-9511.  
ATTORNEY: GARY P. LEWIS,  
67 S. Lewis Road, Suite 2,  
Royersford, PA 19468

**MULLER, JOHN, dec'd.**

Late of Lower Salford Township.  
Executor: JOHN MULLER, JR.,  
717 Mill Road,  
Telford, PA 18969.

**NEDUCSIN, ANNE F., dec'd.**

Late of Whitemarsh Township.  
Executor: ROBERT W. NEDUCSIN,  
c/o William J. O'Brien, Esquire,  
4322 Main Street,  
P.O. Box 4603,  
Philadelphia, PA 19127.  
ATTORNEY: WILLIAM J. O'BRIEN,  
4322 Main Street,  
P.O. Box 4603,  
Philadelphia, PA 19127

**PARKER, CHARLES BAIRD also known as  
BAIRD PARKER, dec'd.**

Late of Upper Gwynedd Township.  
Administratrix: LESLEY LEIGHT,  
c/o Albert C. Oehrle, Esquire.  
ATTORNEY: ALBERT C. OEHRLE,  
One East Airy Street,  
P.O. Box 657,  
Norristown, PA 19404-0657

**RANKINE, HELEN L., dec'd.**

Late of Lower Merion Township.  
Executor: KEVIN R. RANKINE,  
c/o Robert J. Breslin, Jr., Esquire,  
Pappano & Breslin,  
3305 Edgmont Avenue,  
Brookhaven, PA 19015.  
ATTORNEY: ROBERT J. BRESLIN, JR.,  
PAPPANO & BRESLIN,  
3305 Edgmont Avenue,  
Brookhaven, PA 19015

**ROCKS, CATHERINE M., dec'd.**

Late of Whitemarsh Township.  
Executor: THOMAS J. ROCKS,  
4054 Hillside Road,  
Lafayette Hill, PA 19444.

**RODRIGUEZ, GILDA CORA, dec'd.**

Late of East Norriton Township.  
Co-Executors: ROY V. RODRIGUEZ, JR. AND  
RICHARD C. RODGERS,  
P.O. Box 902,  
Montgomeryville, PA 18936.

**SAILE, HELEN A. also known as**

**HELEN SAILE, dec'd.**  
Late of Abington Township.  
Executors: MICHAEL J. SAILE AND  
JAMES J. SAILE,  
c/o Saile & Saile LLP,  
403 Executive Drive,  
Langhorne, PA 19047.  
ATTORNEY: MICHAEL J. SAILE,  
SAILE & SAILE LLP,  
403 Executive Drive,  
Langhorne, PA 19047

**SCHOTT, HANS, dec'd.**

Late of Borough of Jenkintown.  
Executors: PAUL L. FELDMAN AND  
JOAN TABACHNICK,  
820 Homestead Road,  
Jenkintown, PA 19046.  
ATTORNEY: PAUL L. FELDMAN,  
FELDMAN & FELDMAN,  
820 Homestead Road,  
Jenkintown, PA 19046

**SKOWRONSKI, GERALD, dec'd.**

Late of Whitemarsh Township.  
Executrix: BROOKE SKOWRONSKI,  
760 Flint Hill Road,  
King of Prussia, PA 19406.  
ATTORNEY: KATHLEEN A. MALOLES,  
SOLOMON & BERSCHLER, P.C.,  
522 Swede Street,  
Norristown, PA 19401

**STIMMLER JR., GERALD JOSEPH also known as  
GERALD J. STIMMLER, JR., dec'd.**

Late of Borough of Conshohocken.  
Executor: G. ANDREW STIMMLER,  
111 Progress Drive,  
Conshohocken, PA 19428.  
ATTORNEY: MATTHEW F. ALIVERNINI,  
1201 Coles Lane,  
Cinnaminson, NJ 08077

**SYMMS, KENNETH G., dec'd.**

Late of Upper Providence Township.  
Administrator: DANIEL SYMMS,  
832 N. Wayne Avenue,  
Wayne, PA 19087.

**TABAS, I. LIONEL also known as  
IRWIN LIONEL TABAS, dec'd.**

Late of Lower Merion Township.  
Executors: LAWRENCE J. TABAS AND  
FRANCINE R. TABAS,  
c/o Maurice D. Lee, III, Esquire,  
Centre Square West, 38th Floor,  
1500 Market Street,  
Philadelphia, PA 19102.  
ATTORNEY: MAURICE D. LEE, III,  
SAUL EWING LLP,  
Centre Square West, 38th Floor,  
1500 Market Street,  
Philadelphia, PA 19102

**THIES, MARGARET V., dec'd.**

Late of Upper Providence Township.  
Executrix: BARBARA A. PLUMMER,  
1176 Foxview Road,  
Pottstown, PA 19465.  
ATTORNEY: BRETT B. WEINSTEIN,  
705 W. DeKalb Pike,  
King of Prussia, PA 19406

**TOMPKINS, NANCY J., dec'd.**

Late of Lower Providence Township.  
Executor: CHARLES R. PAUL, III,  
96 Fairview Avenue,  
Morrisville, PA 19067.  
ATTORNEY: MARK S. HARRIS,  
KRAUT HARRIS, P.C.,  
VIST Financial Building, Suite 311,  
1767 Sentry Parkway West,  
Blue Bell, PA 19422

**ULRICH, STUART A., dec'd.**

Late of Borough of North Wales.  
Executrix: FLORENCE E. ULRICH,  
c/o Peter T. Commons, Esquire,  
6377 Germantown Avenue,  
Philadelphia, PA 19144.  
ATTORNEY: PETER T. COMMONS,  
COMMONS & COMMONS LLP,  
6377 Germantown Avenue,  
Philadelphia, PA 19144

**VOLANDT, GEORGE C., JR. also known as  
GEORGE VOLANDT, dec'd.**

Late of Borough of Norristown.  
Executor: GEORGE C. VOLANDT, III,  
c/o Stephanie E. Murphy, Esquire,  
40 E. Airy Street,  
Norristown, PA 19404.  
ATTORNEY: STEPHANIE E. MURPHY,  
HIGH SWARTZ LLP,  
40 E. Airy Street,  
P.O. Box 671,  
Norristown, PA 19404

**WEINBERG, KIM MICHELLE, dec'd.**

Late of Lower Merion Township.  
Executors: MARLENE WEINBERG AND  
HERBERT LOTMAN,  
c/o Barry H. Frank, Esquire,  
One Liberty Place, Thirty-Second Floor,  
Philadelphia, PA 19103-7393.  
ATTORNEY: BARRY H. FRANK,  
ARCHER & GREINER, P.C.,  
One Liberty Place, Thirty-Second Floor,  
1650 Market Street,  
Philadelphia, PA 19103-7393

**WILKINSON, SANDRA C., dec'd.**

Late of Borough of Bridgeport.  
Executrix: DONNA W. BUTLER,  
c/o Paul C. Vangrossi, Esquire,  
319 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: PAUL C. VANGROSSI,  
319 Swede Street,  
Norristown, PA 19401

**Third and Final Publication****BAIRD JR., NELSON MILLS also known as  
NELSON BAIRD and**

**NELSON M. BAIRD, JR., dec'd.**  
Late of East Norriton Township.  
Executrix: SIGNE DiMARCELLO,  
675 South Fifth Avenue,  
Royersford, PA 19468.  
ATTORNEY: MATTHEW D. DUPEE,  
P.O. Box 768,  
Gwynedd Valley, PA 19437

**BUCHLER, JOAN B., dec'd.**

Late of Borough of Lansdale.  
Executor: MARK BUCHLER,  
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

**CAMPANELLA, ARTHUR B., dec'd.**

Late of New Hanover Township.  
Co-Executors: DOROTHY A. CAMPANELLA,  
2580 Cherry Court,  
Gilbertsville, PA 19525,  
ARTHUR B. CAMPANELLA, JR.,  
20 Lisa Court,  
Sewell, NJ 08080-1809,  
MICHAEL A. CAMPANELLA,  
1 Farmingham Drive,  
Sewell, NJ 0808-2134.  
ATTORNEY: JOSEPH P. DiGIORGIO,  
1800 East Lancaster Avenue,  
Paoli, PA 19301

**CAMPBELL, KATHRYN, dec'd.**

Late of Hatfield Township.  
Executor: HOWARD CAMPBELL,  
6150 Whitetail Drive,  
Coopersburg, PA 18036.

**DERR, CHARLES ALBERT also known as  
CHARLES A. DERR, dec'd.**

Late of Upper Salford Township.  
Executrix: SANDRA B. DERR,  
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

**DUKE, ELEANORE FRANCES, dec'd.**

Late of Lower Moreland Township.  
Executor: HAROLD KEITH DUKE,  
328 New Castle Lane,  
Swedesboro, NJ 08085-1490.

**FLOWERS, FLORENCE B. also known as  
FLORENCE FLOWERS, dec'd.**

Late of Whitemarsh Township.  
Executrix: DOROTHY F. GERARD,  
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

**FOX, CLARENCE L., dec'd.**

Late of Borough of Red Hill.  
Executrix: PHYLLIS K. FOX,  
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

**GIBSON, BERNICE ELSIE also known as****BERNICE E. GIBSON, dec'd.**

Late of Montgomery Township.  
 Executor: DONALD L. GIBSON, JR.,  
 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

**GUZEWICZ, ELEANORE V. also known as****ELEANORE GOLDEN GUZEWICZ, dec'd.**

Late of Whitpain Township.  
 Executor: DAVID DONELSON,  
 44 Park Lane,  
 West Harrison, NY 10604.  
 ATTORNEY: KIMBERLY J. SCOTT,  
 605 Main Street, Suite 212,  
 Riverton, NJ 08077

**HOLLINGSWORTH JR., GEORGE C., dec'd.**

Late of Franconia Township.  
 Executrix: DEBORAH R. HOLLINGSWORTH,  
 100 Woodland Drive,  
 Lansdale, PA 19446.

**HOVSEPIAN, CLAIRE, dec'd.**

Late of Abington Township.  
 Executors: RICHARD I. TORPEY AND  
 STEPHEN FARISHIAN,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: RICHARD I. TORPEY,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**JONES, ANNA L. also known as****ANNA JONES, dec'd.**

Late of Whitpain Township.  
 Executrix: NATASHA WASIUTA,  
 c/o The Bainbridge Law Firm,  
 P.O. Box 161,  
 Blue Bell, PA 19422.  
 ATTORNEY: JAMES S. BAINBRIDGE,  
 THE BAINBRIDGE LAW FIRM, LLC,  
 P.O. Box 161,  
 Blue Bell, PA 19422

**KLAIBER, ROBERT B. also known as****KLAIBER SR., ROBERT B., dec'd.**

Late of Upper Merion Township.  
 Executrix: REGINA M. MINGLE,  
 2525 Rainer Road,  
 Chester Springs, PA 19425.  
 ATTORNEY: LARRY W. MILLER, JR.,  
 25 Stevens Avenue,  
 West Lawn, PA 19609

**MAVROMMATIS, GEORGIOS, dec'd.**

Late of Franconia Township.  
 Administrator c.t.a.: J. OLIVER GINGRICH, ESQUIRE.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**MIELKE, TERESA B. also known as****TERESA MIELKE, dec'd.**

Late of Horsham Township.  
 Co-Executors: THERESA R. CHARLES,  
 2480 Winding Road,  
 Hatboro, PA 19040,  
 FRED W. MIELKE,  
 1234 Jarvis Lane,  
 Lansdale, PA 19446.  
 ATTORNEY: HARVEY FRIEDLAND,  
 HILL, FRIEDLAND & SCARAFONE,  
 1717 Swede Road, Suite 200,  
 Blue Bell, PA 19422-3372

**MIGLIACCIO, EMANUEL J., dec'd.**

Late of Borough of Lansdale.  
 Executrix: DOROTHY A. MIGLIACCIO,  
 c/o Albert L. Chase, Esquire.  
 ATTORNEY: ALBERT L. CHASE,  
 2031 N. Broad Street, Suite 137,  
 Lansdale, PA 19446-1003

**MILLER, RAYMOND M., dec'd.**

Late of Upper Providence Township.  
 Executor: DARRELL R. MILLER,  
 P.O. Box 5053,  
 Limerick, PA 19468.

**MUSTARD, NANCY L., dec'd.**

Late of Upper Merion Township.  
 Executor: EDWIN J. MUSTARD,  
 390 Kingwood Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: GREGORY W. PHILIPS,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI,  
 1129 E. High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**NEITHERCOTT, JAMES EDWARD also known as****JAMES E. NEITHERCOTT and  
JAMES NEITHERCOTT, dec'd.**

Late of Upper Moreland Township.  
 Administratrix: MARIA E. NEITHERCOTT,  
 c/o Brem Moldovsky, Esquire,  
 Brem Moldovsky, LLC,  
 100 N. 18th Street, Suite 300,  
 Philadelphia, PA 19103.  
 ATTORNEY: BREM MOLDOVSKY,  
 BREM MOLDOVSKY, LLC,  
 100 N. 18th Street, Suite 300,  
 Philadelphia, PA 19103

**PFEIFER, JANE H. also known as****JANE PFEIFER, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: CHRISTINE COOPER,  
 208 W. Beechtree Lane,  
 Wayne, PA 19087-3214.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**PORTER, BETTY B., dec'd.**

Late of Borough of Lansdale.  
 Executrix: LINDA DeHAVEN.  
 ATTORNEY: MARK A. HOFFMAN,  
 MARK A. HOFFMAN ASSOCIATES, P.C.,  
 430 Main Street,  
 Harleysville, PA 19438

**RUTH, MARILYN M., dec'd.**

Late of Franconia Township.  
 Executor: SIDNEY J. RUTH,  
 53 Pin Oak Drive,  
 Telford, PA 18969.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**SCULLY, WILLIAM L., dec'd.**

Late of Abington Township.  
 Co-Administrator: EDWARD M. SCULLY AND  
 ELAINE E. SCULLY,  
 433 Roberts Avenue,  
 Glenside, PA 19038.

**SHOENER, DOROTHY S., dec'd.**

Late of Towamencin Township.  
 Executors: ALLEN SHOENER,  
 25 Klingerman Road,  
 Telford, PA 18969,  
 THOMAS B. SHOENER,  
 400 Laurel Blvd., Apt. 1205,  
 Pottsville, PA 17901.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 North Main Street,  
 Souderton, PA 18964

**SILBERMAN, PAUL, dec'd.**

Late of Cheltenham Township.  
 Executors: ERIC B. SILBERMAN AND  
 TAMARA SMITH,  
 c/o Rachel Fitoussi, Esquire,  
 62 West Princeton Road,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: RACHEL FITOUSSI,  
 62 West Princeton Road,  
 Bala Cynwyd, PA 19004

**TALARICO, JOSEPH A., dec'd.**

Late of Oreland, PA.  
 Executor: JUDITH A. DUANY.  
 ATTORNEY: PATRICK J. McMONAGLE,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**YOUNG, JANE FEISE also known as**

**DOROTHY JANE FEISE YOUNG and**  
**JANE YOUNG, dec'd.**  
 Late of Lower Merion Township.  
 Executrices: TRACY JANE YOUNG AND  
 PAULA R. YOUNG,  
 c/o Denis F. Sheils, Esquire,  
 One South Broad Street, Suite 2100,  
 Philadelphia, PA 19107.  
 ATTORNEY: DENIS F. SHEILS,  
 KOHN SWIFT & GRAF, P.C.,  
 One South Broad Street, Suite 2100,  
 Philadelphia, PA 19107

**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*

**RANDY THE BEE GUY** with its principal place of business at 209 East Sixth Street, Red Hill, PA 18076.

The name and address of the entity owning or interested in said business is: R & C Brunner Maintenance Services, LLC, 209 East Sixth Street, Red Hill, PA 18076.

The application was filed on April 8, 2014.

**Eric C. Frey, Esquire**  
**E. Kenneth Nyce Law Office, LLC**  
 105 E. Philadelphia Avenue  
 Boyertown, PA 19512

**Valley Forge Tourism & Convention Board** with its principal place of business at 1000 First Avenue, Suite 101, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: Valley Forge Convention & Visitors Bureau, Ltd., 1000 First Avenue, Suite 101, King of Prussia, PA 19406.

The application was filed on April 21, 2014.

**George A. Smith, Jr., Esquire**  
**Howson & Howson LLP**  
 350 Sentry Parkway  
 Building 620, Suite 210  
 Blue Bell, PA 19422

**VES Fire Detection Systems** with its principal place of business at 620 Allendale Road, Suite 175, King of Prussia, PA 19406.

The names and addresses of the entities owning or interested in said business are: Hochiki America Corporation, 620 Allendale Road, Suite 175, King of Prussia, PA 19406 and Hochiki America Corporation, 7051 Village Drive, Suite 100, Buena Park, CA 90621-2268.

The application was filed on March 12, 2014.

**VOSH - PA** with its principal place of business at 544 Haws Avenue, Norristown, PA 19401.

The names and addresses of all persons or entities owning or interested in said business are: David McPhillips, 925 Horsham Road, Horsham, PA 19044; Kelly Murphy, 544 Haws Avenue, Norristown, PA 19401; VOSH Pennsylvania, 544 Haws Avenue, Norristown, PA 19401; and Volunteer Optometric Service to Humanity of the Delaware Valley, 925 Horsham Road, Horsham, PA 19044.

The application was filed on March 6, 2014.

**Lawrence Lee Wentz, Esquire**  
 2424 E. York Street, Suite 316  
 Philadelphia, PA 19125

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## MISCELLANEOUS

### ESTATE/TRUST NOTICE

Letters Testamentary in the **Estate of Nancy R. Rothenberger a/k/a Nancy Lou Rothenberger**, deceased, late of Upper Frederick Township, Montgomery County, Pennsylvania, have been granted to the undersigned. Notice of the death of Nancy R. Rothenberger, Grantor of the Nancy R. Rothenberger Trust dated August 29, 2000, is also hereby given. All persons indebted to said Estate and/or Trust are requested to make payment, and those having claims to present the same, without delay, to:

Elizabeth R. Pinder, **Executrix/Trustee**  
c/o E. Kenneth Nyce Law Office, LLC  
105 East Philadelphia Avenue  
Boyetown, PA 19512

Or to her attorney,  
**Jessica R. Grater, Esquire**  
**E. Kenneth Nyce Law Office, LLC**  
105 East Philadelphia Avenue  
Boyetown, PA 19512

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## 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, L.P. 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.

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## EXECUTIONS ISSUED

### Week Ending April 29, 2014

#### The Defendant's Name Appears First in Capital Letters

1904 1908 SPRING GARDEN LL: DULING PROPERTIES, LLC: FREDRICK DULING: PENN LIBERTY BANK, GRNSH., ET AL. - Res Pa Sgl, LLC; 201408884; WRIT/EXEC.  
1904 1908 SPRING GARDEN LL: DULING PROPERTIES, LLC: FREDRICK DULING: PENN LIBERTY BANK, GRNSH., ET AL. - Res Pa Sgl, LLC; 201408884; WRIT/EXEC.  
1904 1908 SPRING GARDEN LL: DULING PROPERTIES, LLC: FREDRICK DULING: PENN LIBERTY BANK, GRNSH., ET AL. - Res Pa Sgl, LLC; 201408884; WRIT/EXEC.  
ALEXANDRE, ANDRE: NAVY FEDERAL CU, GRNSH. - Drexel University College Of Medic; 200926966; WRIT/EXEC.  
AUWLES, CAROL - Bank Of America Na; 201324772; \$432,432.42.  
BATCHELOR, DORIS - Cheltenham Township School District; 201210587; WRIT/EXEC.  
BELL, KEITH: PAMELA - Bank Of New York Mellon, et al.; 201215111; \$225,119.72.  
BETESH, HELENE - Cheltenham Township School District; 201224710; WRIT/EXEC.  
BLACKWELL-MURRAY, CHRISTIAN - Bank Of America Na; 201402764.  
BLUMENTHAL, MICHAEL: KIMBERLY - Deutsche Bank National Trust Company Trustee, et al.; 200834771; \$278,384.24.  
BOYD, JAMIALAH: CARROLL, JAMIALAH: DARNELL, ET AL. - Us Bank National Association; 201114667; \$108,502.10.  
BULL, DANIEL - Deutsch Bank National Trust Company, et al.; 201203665; \$191,498.92.  
CHUGTAI, MUHAMMAD - Lower Moreland Township School District; 201227300; WRIT/EXEC.  
COLZIE, HAMP: DOROTHY - Cheltenham Township School District; 201311347; WRIT/EXEC.  
COMPASSIONATE HEALTH CARE, INC.: MEDICARE AND MEDICAID, GRNSH. - Dickerman, F., et al.; 201408683; WRIT/EXEC.  
CRAVEN, AIMEE: VINCENT - Jpmorgan Chase Bank, et al.; 201019651; IN REM ORDER/272,741.79.  
FLAHARTY, SANDRA: JAMES - Perkiomen Valley School District; 201310832; WRIT/EXEC.  
FLAMER, DINA: GARRETT, DINA - Bac Home Loans Servicing, L.P., et al.; 201110412; \$325,241.55.



- GALLAGHER, JIM - Overcash, Daniel; 201408609; WRIT/EXEC.
- GHAFOOR, SANA: TD BANK, GRNSH. - Drexel University; 201307039; WRIT/EXEC.
- GIBBONS, WILLIAM: MARBA - Deutsche Bank National Trust Company; 201200194.
- GLICK, FRED: MARCY: FRED: SANTANDER BANK, GRNSH., ET AL. - Isn Bank, et al.; 200932486; \$280,507.15.
- GLOBAL SEAFOOD, INC.: PARK, CHU: YANG, CHRIS: WELLS FARGO BANK, GRNSH. - Oh, Taeyoung, et al.; 201312157; WRIT/EXEC.
- GSEVEN LTD: NATIONAL PENN BANK, GRNSH. - Fessenden Hall, Inc.; 201402493; \$50,617.50.
- HARRISON, GEORGE: GEORGE - Wells Fargo Bank Na, et al.; 201403687; \$33,256.89.
- HEGARTY, CHRISTINE: ATKINS, CHRISTINE: ATKINS HEGARTY, CHRISTINE, ET AL. - Bank Of New York Mellon Trust Company National Association, et al.; 201102541; \$256,667.51.
- HIGGINS, PATRICIA: WILLIAM - Lakeview Loan Servicing, LLC; 201404722.
- HILL, JULIE: THOMAS - Jpmorgan Chase Bank Na; 201327138.
- JB ASSOCIATES: PNC BANK, GRNSH. - Cpa Technology, LLC; 201404554; \$12,159.90.
- JG NASCON, INC.: NASSIB, JOSEPH: M&T BANK, GRNSH. - Independence Construction Materials, et al.; 201404169.
- KANG, SU - Nationstar Mortgage, LLC; 201336907; \$381,903.83.
- KELLEY, RALPH: MICHELLE: MICHELLE, ET AL. - Bank Of New York Mellon, et al.; 201000077; \$174,815.32.
- KING, JANET: UNIVEST NATIONAL BANK AND TRUST COMPANY, GRNSH. - Spring Mount Summit Condominium Association; 201403573; WRIT/EXEC.
- KING, MICHELE: NORRISTOWN BELL CU, GRNSH. - Lvnv Funding, LLC; 201405570; WRIT/EXEC.
- KOLEV, NIKOLAY: VESELKA - Perkiomen Valley School District; 201315713; WRIT/EXEC.
- KROSKY, STEPHEN: STEPHEN: DEBORAH - Citizens Bank Of Pennsylvania, et al.; 201335699.
- LASKOWSKY, ROBERT: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201406717; \$5,812.02.
- LUDWIG, STEVEN: STEVEN: DENISE - Lasalle Bank National Association, et al.; 200730710; \$158,299.51.
- MALONEY, JOSEPH - Jpmorgan Chase Bank National Association; 201327985; \$220,240.03.
- MASJID AL-HAQQ, INC. - Pottstown School District; 201221287; WRIT/EXEC.
- MCCELLAN, SIERRA: WELLS FARGO BANK, GRNSH. - Atlantic Credit & Finance, Inc., et al.; 200932882; WRIT/EXEC.
- MCDEVITT, JAMIE - Bank Of New York Mellon, et al.; 201334075; \$133,363.60.
- MEADE, SPENCER - Hatboro Federal Savings; 201302576; REASSESS DAMAGES ORDER/60,015.
- MEISTER, REBECCA: SUSQUEHANNA BANK, GRNSH. - Ford Motor Credit Company, LLC, et al.; 201336863; \$6,633.08.
- MILLER, DAVID: JO ANN: H GOLDSTEIN CO, INC.: THE VANGUARD GROUP, INC., GRNSH. - Goldstein, Elias; 201126093; VERDICT/241,627.00.
- MILLIGAN, TIFFANY: DONALD - Us Bank National Association As Trustee, et al.; 201308713; IN REM ORDER/204,788.07.
- MO, MARIE: WELLS FARGO BANK NA, GRNSH. - Drexel University; 201335050; \$2,282.19.
- MOHR, ROBERT: HARLEYSVILLE SAVINGS BANK, GRNSH. - Erie Insurance, et al.; 201333459; WRIT/EXEC.
- MORAN, CAROL: KESTER, CAROL: TD BANK NA, GRNSH. - University Of Penna; 200712682; WRIT/EXEC.
- NORMAN, WILLIAM: PNC BANK, GRNSH. - Sun East Federal Credit Union; 201307041; WRIT/EXEC.
- PARK, JUN: KO, YOON - Santander Bank Na; 201335815; \$344,663.58.
- PASHLEY, DANIELLE - Abington School District; 200717198; WRIT/EXEC.
- PIPETTI, AMY: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201406868; WRIT/EXEC.
- RHEE, MYUNG-HEE - Citizens Bank Of Pennsylvania; 201402677.
- RUSSELL, GLEN: GARY - Pottstown School District; 201109355; WRIT/EXEC.
- SHAHER, MARTIN: SARA - Bank Of America Na; 201404981; \$302,484.68.
- SKINNY NUTRITIONAL CORP: SALAMAN, MICHAEL: PNC BANK, GRNSH. - Fortin, Craig; 201306162.
- SMITH, STARNETTA - J P Morgan Chase Bank Na; 201409202; POSSESSION.
- SOULE, ANDREW - Nationstar Mortgage, LLC; 201400999; \$99,453.10.
- STEIN, TRACI - Singer Financial Corp A Pennsylvania Corporation; 201208497.
- STUMPO, WILLIAM: MARIE - Bank Of New York Mellon Trust Company National Association, et al.; 201100381; \$324,692.33.
- WALLACE, A.: JASON - Bank Of America Na, et al.; 201201932; ORDER/AMEND IN REM JDMT 137,12.
- WELDON, BRADLEY - Santander Bank Na; 201404625; \$59,187.73.
- WHEALTON, HAROLD - Wells Fargo Bank Na; 201335867; \$124,519.94.
- WILLIAMS, JOYCE: ATKINS, CRAIG - Wells Fargo Bank Na; 201329076; \$243,440.72.
- WRIGHT, JEFFREY - Wells Fargo Bank Na; 201305864; AMEND IN REM ORDER/282,923.67.
- ZERGANI, JAMES - Santander Bank Na; 201402645; \$409,126.22.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending April 29, 2014**

**The Defendant's Name Appears  
First in Capital Letters**

- 1904 1908 SPRING GARDEN LL:  
DULING PROPERTIES LLC: FREDRICK DULING,  
ET.AL. - Res Pa Sgl Llc; 201408884; Certification of  
Judgment; \$WRIT/EXEC.
- ADMUNDSON, RENEE - Trappe Fire Co No 1;  
201408754; Judgment fr: District Justice; \$1,823.79.
- APEX ADJUSTERS LLC: SALMIERI, MICHAEL -  
First Niagara Bank Na; 201408747; Complaint In  
Confession of Judgment; \$21896.58.

- APEX ADJUSTERS LLC: SALMIERI, MICHAEL - First Niagara Bank Na; 201408747; Complaint In Confession of Judgment; \$21896.58.
- BAUDER, PAUL: MARGARET: PAUL BAUDER CONSTRUCTION - Marvic Supply Co Inc; 201408687; Complaint In Confession of Judgment; \$4612.00.
- BEACON MORTGAGE INC - Bancorp Bank; 201408784; Complaint In Confession of Judgment; \$411,145.87.
- BELLO, CHRISTINA - Velocity Investments Llc; 201408793; Judgment fr. District Justice; \$1,750.37.
- BIESKI, EDWARD - Riverview Residential Partners Ii Lp; 201408862; Judgment fr. District Justice; \$1879.70.
- BRAINY BUNCH LEARNING CENTER INC: KIDDIE ACADEMY OF COLLEGEVILLE - Pnc Bank National Association; 201408693; Complaint In Confession of Judgment; \$564,154.31.
- BROWN, BEVERLY - Velocity Investments Llc; 201408790; Judgment fr. District Justice; \$6,042.26.
- BROWN, ROBERT - Trappe Fire Co; 201408756; Judgment fr. District Justice; \$1,222.82.
- BWEEN FRIENDS INC: BWEEN FRIENDS: GOLDSTEIN, CHRISTEN, ET.AL. - Dreshertown Plaza Lp; 201408667; Complaint In Confession of Judgment Mone; \$11,803.54 & POSSESSION.
- CAIN, JOY - Whitmarsh Township Authority; 201408578; Judgment fr. District Justice; \$1103.54.
- CALLERY, PHYLLIS - Trappe Fire Company Ambulance; 201408753; Judgment fr. District Justice; \$1,049.35.
- CASSISSE, CYNTHIA - Velocity Investments Llc; 201408235; Judgment fr. District Justice; \$1,337.35.
- COLAIANNI, KATHRYN - Pottstown Memorial Medical; 201408798; Judgment fr. District Justice; \$WRIT/EXEC.
- COMPASSIONATE HEALTH CARE INC - Dickerman, F.; 201408683; Complaint In Confession of Judgment; \$WRIT/EXEC.
- COSTELLO, JOHN - Bluestone Investments Inc; 201408675; Judgment fr. District Justice; \$6553.35.
- COUNTRY HOMES BUILDING AND DESIGN GROUP INC - Sensenig & Weaver Well Drilling Inc; 201408701; Complaint In Confession of Judgment; \$1,885.41.
- DVB REAL ESTATE HOLDINGS GP LLC - Susquehanna Bank; 201408706; Complaint In Confession of Judgment; \$1007907.24.
- DVB REAL ESTATE HOLDINGS LP: DVB RESTAURANT HOLDINGS LLC - Susquehanna Bank; 201408680; Complaint In Confession of Judgment; \$1,007,907.24.
- DVB RESTAURANT HOLDINGS LLC: DVB REAL ESTATE HOLDINGS LP - Susquehanna Bank; 201408684; Complaint In Confession of Judgment; \$134082.37.
- ENERJUICE LLC: CDMJ LLC: ENER JUICE - Wg Park Lp; 201408665; Complaint In Confession of Judgment Mone; \$16910.13 & POSSESSION.
- FELTON, WILLIAM: WILLIAM C FELTON BUILDER INC - J&L Building Materials Inc; 201408710; Complaint In Confession of Judgment; \$7774.40.
- FERGUSON, RICHARD - Harleysville Area Emergency Medical Services Inc; 201408761; Judgment fr. District Justice; \$1,513.69.
- FOSSILE, JAMES - Harleysville Area Emergency Medical Services Inc; 201408762; Judgment fr. District Justice; \$1,634.23.
- GALLAGHER, JIM - Overcash, Daniel; 201408609; Judgment fr. District Justice; \$4634.90.
- GILBERT, BENJAMIN: ROSLYN - Whitmarsh Township Authority; 201408625; Judgment fr. District Justice; \$1437.15.
- GRASSO, JOSEPH - Whitmarsh Township Authority; 201408622; Judgment fr. District Justice; \$1140.00.
- GULLOTTA, MICHAEL - Discover Bank; 201408415; Judgment fr. District Justice; \$6044.87.
- HOGELAND, ANDREW - Whitmarsh Township Authority; 201408613; Judgment fr. District Justice; \$1426.37.
- HOUSEAL, GEORGE - Discover Bank; 201408412; Judgment fr. District Justice; \$11628.63.
- JIRIK, CATHERINE - Citadel Federal Credit Union; 201408351; Judgment fr. District Justice; \$12,187.34.
- KALINSKY, MICHAEL - Cavalry Spc 1 Llc; 201408451; Judgment fr. District Justice; \$1475.82.
- KRALICK, SCOTT - Wells Fargo Bank Na; 201408696; Complaint In Confession of Judgment; \$615152.79.
- LEE, JEA: HYUN - Kim, Seung; 201408690; Complaint In Confession of Judgment; \$139375.90.
- LEE, TED - Velocity Investments Llc; 201408231; Judgment fr. District Justice; \$3440.40.
- LEWIS, JORDAN - American Express Bank Fsb; 201408437; Certification of Judgment; \$25902.15.
- MAMA VENZIA PIZZA INC: MAMA VENZIA: VENZIA, FRANK - Us Foodservice Inc; 201408308; Judgment fr. District Justice; \$5989.06.
- MAST-BROG LLC: CLAIRMONT, MARLENE: RICK, ET.AL. - Santander Bank Na; 201408813; Complaint In Confession of Judgment; \$55055.39.
- MAZZA, JOHN: M WING LLC - Capital One Bank Usa Na; 201408243; Judgment fr. District Justice; \$2,119.65.
- MCKENDRY, GAIL - Discover Bank; 201408364; Judgment fr. District Justice; \$8437.95.
- MONTOUTE, EDWIN: BAPTISTE-MONTOUTE, MONICA - Tropic Leisure Corp; 201408724; Foreign Judgment; \$WRIT/EXEC.
- NOHL, PETER - Capital One Bank Usa Na; 201408237; Judgment fr. District Justice; \$3,803.63.
- PATTERSON, TANIA - Capital One Bank Usa Na; 201408250; Judgment fr. District Justice; \$1,722.94.
- PEARSON SNYDER SCHOOLWORK AND TUTORING LTD - Pnc Bank Na; 201408703; Complaint In Confession of Judgment; \$30422.47.
- PETKA, EDWARD: MANERA, HEATHER - Whitmarsh Township Authority; 201408592; Judgment fr. District Justice; \$1331.33.
- REAGOSO, STEPHANIE - Discover Bank; 201408395; Judgment fr. District Justice; \$5975.33.
- REED, ROBERT - Citadel Federal Credit Union; 201408219; Judgment fr. District Justice; \$10,683.99.
- RIECO, DAVID - Midland Funding Llc; 201408787; Judgment fr. District Justice; \$2,642.59.
- SALAMONE, NICHOLAS: JEANNETTE - Whitmarsh Township Authority; 201408574; Judgment fr. District Justice; \$3,740.48.
- SANGILLO, JOHN - Discover Bank; 201408410; Judgment fr. District Justice; \$5747.37.
- SCHAEFFER, HOLLY - Discover Bank; 201408402; Judgment fr. District Justice; \$11059.62.

SCHNEIDER, JEANNETTE - Midland Funding Llc;  
201408438; Certification of Judgment; \$7184.14.  
SIEBERT, GLEN - Sparacio, Salvatore; 201408810;  
Complaint In Confession of Judgment; \$45,599.00.  
TROFA, MARYANNE - Capital One Bank Usa Na;  
201408895; Judgment fr. District Justice; \$3,957.78.  
TURNING LEAF INC - Wachovia Bank Na; 201408698;  
Complaint In Confession of Judgment; \$615152.79.  
VAN BUREN, DAVID - Susquehanna Bank; 201408682;  
Complaint In Confession of Judgment; \$134,082.37.  
WHEELER, NICOLE - Discover Bank; 201408358;  
Judgment fr. District Justice; \$3512.77.  
WHITE STAR LENDING GROUP INC -  
Bancorp Bank; 201408759; Complaint In Confession of  
Judgment; \$411,145.87.  
WILLIAM C FELTON BUILDER INC:  
FELTON, WILLIAM - J & L Building Materials Inc;  
201408677; Complaint In Confession of Judgment;  
\$7774.40.  
WINSTON, DONTAE: JOHNSON, CATINA -  
Pennsylvania Higher Education Assistance Agency;  
201408366; Judgment fr. District Justice; \$1,613.84.

**ABINGTON TWP. -  
entered municipal claims against:**

Gaines, Keith: Estate Of Ellsworth Gaines; 201408265;  
\$920.63.  
Gualtieri, Francesco; 201408266; \$1112.63.  
Hall, Harry; 201408269; \$878.63.  
Lina Real Estate Lp; 201408719; \$2,953.47.  
Rondinelli, David; 201408640; \$883.63.  
Swift, Mary; 201408643; \$778.63.  
Tague, Joseph; 201408717; \$682.86.  
Viter, Oleg: Vira; 201408646; \$1317.63.

**CHELtenham TWP. -  
entered municipal claims against:**

Heenan, Patricia; 201408817; \$978.63.  
Zurfluh, Nancy: Zwanetsky, Linda; 201408812; \$793.63.

**CHELtenham TWP. SCHOOL DIST. -  
entered municipal claims against:**

Zurfluh, Nancy: Zwanetsky, Linda; 201408809; \$4,338.63.

**GREEN LANE BORO./MARLBOROUGH TWP.  
JOINT SEWER AUTHORITY -  
entered municipal claims against:**

2963 Real Estate Co; 201408859; \$757.25.  
Leister, Leroy: Jean; 201408767; \$698.96.  
Prostart Lp; 201408860; \$758.80.  
Sanko, Stephen: Natalie; 201408861; \$764.45.

**LANSDALE BORO. -  
entered municipal claims against:**

Devincent, David; 201408582; \$292.60.  
Woodbury, Daniel: Virginia; 201408581; \$493.78.

**LOWER POTTS GROVE TWP. -  
entered municipal claims against:**

Christian, Ryan; 201408651; \$172.21.  
Prizer, Sheila; 201408716; \$710.93.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Chavarria, Kevin; 201461316; \$4125.70.  
Desantis, Glenn; 201461297; \$1658.85.

Dessner, Stuart; 201461293; \$4499.83.  
Diloreto, Stephen: Town Square Rental Inc; 201461324;  
\$41688.88.  
Drummond, Aaron; 201461289; \$878.38.  
Fox, Rosemary: Controlled Environmental Systems;  
201461323; \$16114.61.  
Gardee, Obidiah; 201461315; \$1685.64.  
Grife, Mark; 201461331; \$21590.34.  
Hadayia, Frederick; 201461317; \$10355.26.  
Hockaday, Kevin; 201461321; \$1327.29.  
Holmes, Susan; 201461320; \$1027.24.  
Hunter, Jehron; 201461329; \$4214.20.  
Kancher, Barbara: Louis; 201461292; \$13635.17.  
Kancher, Louis: Corporate & Professional Servi;  
201461325; \$784.90.  
Levis Hot Dogs Llc; 201461298; \$949.53.  
Markovitz, Judith; 201461294; \$18611.53.  
Mbonglou, Gaston: Juechser, C.; 201461319; \$6920.05.  
Medevo, Jose: Medero Trucking; 201461322; \$2748.43.  
Mitchell, Bertrand; 201461313; \$1340.63.  
Nathanson, David; 201461332; \$1917.38.  
Ogunleye, Imhotep; 201461328; \$474.25.  
Ojeniyi, Babajide; 201461296; \$1414.80.  
Oliver, Sonia; 201461326; \$1195.60.  
Ondik, Michael; 201461318; \$10093.33.  
Penna, Lisa: Frank; 201461291; \$3262.61.  
Sanders, Roxanne: John; 201461330; \$6577.18.  
Taylor, Donna; 201461295; \$986.53.  
Velazquez, Jose; 201461290; \$4497.02.  
Wezel, Steven: Yannessa, Mary; 201461314; \$1019.13.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Ambulatory Care Center Inc; 201461344; \$3651.63.  
Atris Inc; 201461351; \$976.04.  
Dalicandros Inc: Marias Pizza And Pasta; 201461348;  
\$2,668.72.  
Damage Consultants Inc; 201461350; \$810.01.  
Environmental Protection Inspection Inc; 201461341;  
\$1095.32.  
Fortune Flowers & Gifts Inc; 201461342; \$1084.28.  
Jem Computers Inc; 201461346; \$1110.62.  
La Campagnola Inc; 201461334; \$4,665.11.  
Lila Inc: Trooper Diner; 201461336; \$10,414.23.  
Michael James Contractor & Builders Llc; 201461345;  
\$624.43.  
Ondik, Donna: Additions Construction Company;  
201461333; \$1,879.14.  
Peerow Medical Group Ubo; 201461347; \$789.43.  
Saxbys Coffee Worldwide Llc; 201461337;  
\$3,465.48.  
Sbg Management Inc; 201461349; \$56,719.18.  
Scirrotto, Dominic: Dominic Francis Hair Design;  
201461343; \$580.04.  
Shiva Corporation: In & Out Convenience Store;  
201461340; \$2,361.48.  
Superior Interiors Inc; 201461335; \$621.32.  
Tri-Mark Financial Services Inc; 201461339; \$2,699.29.

**PENNA. UNINSURED EMPLOYERS  
GUARANTY FUND -  
entered municipal claims against:**

Misiriotis, Nick: Golden Crust Pizza Ii: Misiriotis,  
Katina; 201461352; \$9843.21.

**PERKIOMEN VALLEY SCHOOL DIST. -  
entered municipal claims against:**

Didomenico, Lou; Chris: 201408878; \$4,137.81.  
Dodd, Derek; Susan: 201408616; \$2802.85.  
Dodd, Derek; Susan: 201408827; \$3,049.49.  
Dodd, Susan; Derek: 201408618; \$2846.13.

**POTTSGROVE SCHOOL DIST. -  
entered municipal claims against:**

Kalin, Peter; Pearl: 201408662; \$2903.46.  
Kalin, Peter: Pearl: 201408660; \$2642.57.  
Pancoast, Joseph; Deborah: 201408822; \$3,071.55.  
Pellicano, Gail: 201408657; \$5110.19.  
Prizer, Sheila: 201408824; \$4,942.94.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Barlow, Ryan; Pauline: 201408907; \$449.79.  
Christian, Ryan: 201408899; \$380.71.  
Craft, Allen; Plagens, Stefanie: 201408900; \$449.79.  
Craft, Allen; Plagens, Stefanie: 201408911; \$450.11.  
Fisher, Georjean: 201408645; \$659.79.  
Fulmer, John; Michelle: 201408642; \$527.71.  
Gibble, Timothy: 201408638; \$968.83.  
Jaspersen, Nancy: 201408623; \$671.25.  
Kissinger, Kathleen: 201408807; \$727.02.  
Kissinger, Kathleen: 201408831; \$893.01.  
Lawhorne, Jesse: 201408833; \$567.94.  
Ludy, Timothy: 201408896; \$907.80.  
Mackanich, John: 201408863; \$587.17.  
Mcmonagle, Brad: 201408866; \$523.15.  
Moyer, Christopher: 201408868; \$547.61.  
Opportunity Inc: 201408272; \$809.16.  
Rhoads, Roberta: 201408869; \$668.65.  
Somers, Joseph: 201408883; \$566.14.  
Stellabott, Angela: 201408890; \$499.79.  
Travis, Kathleen: 201408885; \$609.79.  
Turner, Melvin; Elizabeth: 201408886; \$1,341.10.  
Wyatt, Danny; Chrystale: 201408888; \$583.79.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Mace, Daniel; Florence: 201408808; \$622.82.  
Stellabott, Angela: 201408401; \$319.29.  
Travis, Kathleen: 201408270; \$597.67.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

121 Partners Lp: 201408826; \$17,595.86.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

21St Century Capital Corp: 201470313; \$2415.69.  
Adams, Nikole: 201470309; \$20006.04.  
Carlino, Barabra: 201470311; \$21506.26.  
Computer Information Network Inc: 201470306;  
\$147761.92.  
Empire Ambulance Inc: 201470307; \$20456.70.  
Gonnet, Salamata: 201470310; \$54655.67.  
Hansen, Andrew; Sharon: Hasens Hen Haven;  
201470304; \$74,581.62.  
Huston, Jonathan: 201470312; \$4755.17.  
Lopez, Flordeliza: 201470316; \$13028.42.  
Mohr, Anne; W: 201470314; \$26596.87.  
Mrb Accounting Services Llc: Banford, Marc;  
201470305; \$11599.88.  
Pierce, Jude: 201470308; \$18216.18.  
Rank, David: 201470315; \$40695.05.

**UNITED STATES OF AMERICA -  
entered claims against:**

Jort, Sharon: 201408268; \$919,089.84.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Morvin, Richard; Suzanne: 201408819; \$4,683.49.

**UPPER MORELAND TWP. -  
entered municipal claims against:**

Phommachanh, Somsanith: Soundara, Moune;  
201407791; \$227.50.

**UPPER MORELAND TWP/HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Bronstein, Marilyn; Wall, Marilyn: 201408565; \$327.27.  
Byrd, Kyle; Sharkey, Lorraine: 201408799; \$916.65.  
Cjs Enterprises Llc: 201408399; \$439.12.  
Cjs Enterprises Llc: 201408655; \$564.52.  
Jones, Susan: 201408800; \$1177.54.  
Loftus, Matthew; Faulkenberry, Kristin: 201408801;  
\$558.52.  
Lorenzon, Frederick; Eileen: 201408802; \$666.96.  
Minicucci, Saverio; Starker Minicucci, Ellen;  
201408803; \$617.53.  
Nolden, Robert; Cynthia: 201408804; \$728.71.  
Ogilvie, Andy; Leslie: 201408805; \$530.50.  
Platt, Mark; Patricia: 201408806; \$733.69.  
Smith, Denise; Brian: 201408566; \$514.85.  
Stout, Stacy: 201408567; \$667.79.  
Valenza, Melissa; Anthony: 201408569; \$384.80.  
Vavassori Bisutti, Ario; Clegg Richards, Elizabeth;  
201408564; \$505.79.  
Ward, Christopher; Jennifer: 201408570; \$706.90.  
Werynski, Judith; James: 201408571; \$654.18.  
Young, Michael; Melissa: 201408568; \$482.10.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Sabo, Margaret: 201408830; \$3,810.01.

**WEST NORRITON TWP. -  
entered municipal claims against:**

Matthews, Kim; Kimla: 201408879; \$1,362.55.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending April 29, 2014**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BREYER, NORMAN P., SR. - Upper Providence Township;  
Carrigan, Janice M., 88 Glocker Way  
Pottstown, PA 19465.  
BROOKS, EMILY - Lower Merion Township;  
Braff, Charles W., 875 Islay Street  
San Luis Obispo, CA 93401.  
CALLAHAN, KATHRYN E. - Cheltenham Township;  
Lewin, Jeff L., 15 East Front Street  
Media, PA 19063.  
COOPER, SUSAN - Upper Dublin Township;  
Cooper, Jeffrey H., 1 Winslow Way  
Dresher, PA 19025.



- CULLEN, MARY L. - Abington Township;  
Cullen, Daniel P., 259 E. Washington Lane  
Jenkintown, PA 19046.
- CURVEY, PAUL H. - Limerick Township;  
Palmer, Kimberly K., 14609 National Pike  
Clear Spring, MD 21722; Seward, Stephanie D.,  
1222 Intyre Road Smithsburg, MD 21783.
- DALESSANDRO, JOANNA M. - Conshohocken Borough;  
Halpin, Charles A. Iii, 2226 Land Title Building  
Phila, PA 19110.
- EMSWILER, VIRGIL C., SR. - Lower Pottsgrove Township;  
Emswiler, Virgil C., Jr., 320 Chestnut Street  
Spring City, PA 19475.
- IMPERIAL, ADELINE T. - Whitpain Township;  
Imperial, Edward R., 723 Green Street  
Bridgeport, PA 19405; Imperial, Stephen,  
107 W. Ridge Pike Conshohocken, PA 19428.
- JACKSON, ELLA M. - Abington Township;  
Jackson, Gregory J., 625 Strath Haven Avenue  
Swarthmore, PA 19081.
- JEFFERYS, ROBERT F., JR. - Upper Merion Township;  
Jefferys, Remedios L., 375 Weadley Road  
King Of Prussia, PA 19406.
- MCCAULEY, WILLIAM J. - Horsham Township;  
Bacallao, Mary A., 32 Latchstring Lane  
Hatboro, PA 19040.
- MORRIS, MICHAEL J. - Rockledge Borough;  
Morris, Heidi, 11 N Central Avenue  
Rockledge, PA 19046.
- NGUYEN, HUONG V. - Towamencin Township;  
Nguyen, Anh, 324 W. Broad Street  
Telford, PA 18969.
- OWENS, ELIZABETH P. - Montgomery Township;  
Beecham, Margaret A., 2920 Truman Drive  
Hatfield, PA 19440.
- PFEIFFER, ROBERT D. - Lower Gwynedd Township;  
Della, Rocca John, 1600 Market Street  
Phila, PA 19103.
- VERISH, JOHN W. - Pottstown Borough;  
Verish, John A., 28 Sycamore Road  
Havertown, PA 19083.
- BAGRAMYAN, GREGORY - Portfolio Recovery  
Associates Llc; 201408300; Civil Action;  
Brown, Carrie A.
- BALLIET, JASON - Portfolio Recovery Associates Llc;  
201408249; Civil Action; Brown, Carrie A.
- BATTALLIO, STEPHANIE - Phh Mortgage Corporation;  
201408441; Complaint In Mortgage Foreclosure;  
Krohn, John.
- BEY, BEVERLY - Branch Banking And Trust;  
201408573; Civil Action; Dougherty, Michael J.
- BINSTEAD, J. T. - Portfolio Recovery Associates Llc;  
201408274; Civil Action; Brown, Carrie A.
- BLYTHE, SHEREE: VENTRESCA, MARIO -  
Lakeview Loan Servicing Llc; 201408295;  
Complaint In Mortgage Foreclosure;  
Dingerdisen, Michael.
- BRANT, KRISTIN - Portfolio Recovery Associates Llc;  
201408304; Civil Action; Brown, Carrie A.
- BURG, ROBERT - Wells Fargo Bank Na; 201408681;  
Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- CAMERON, MATTHEW - Donovan, Jacqueline;  
201408240; Support/Exceptions.
- CAPALDI, FREDERICK - Branch Banking And  
Trust Company; 201408575; Civil Action;  
Dougherty, Michael J.
- CARRINGTON, KYLE - Saunders, Erica;  
201408758; Complaint for Custody/Visitation.
- CHANEY, JOHANE: OCTAVIUS, YVES - Pennsylvania  
National Mutual Casualty Insurance Company;  
201408553; Civil Action; Brenner, Thomas E.
- CHEITOWSKYJ, DANIELLE - Chaitowskyj, Ivan;  
201408889; Complaint Divorce; Lefkowitz, Larry H.
- COLDWELL, CASMIR - Portfolio Recovery  
Associates Llc; 201408537; Civil Action;  
Brown, Carrie A.
- CONVERY, MAUREEN - Runyen, Douglas;  
201408766; Complaint Divorce; Saull, Ellis M.
- CORIO, DAVID - Portfolio Recovery Associates Llc;  
201408325; Civil Action; Brown, Carrie A.
- CURLL, JAMES - Portfolio Recovery Associates Llc;  
201408631; Civil Action; Scott, Morris A.
- DAVIS, SHEILA - Portfolio Recovery Associates Llc;  
201408721; Civil Action; Brown, Carrie A.
- DAVIS, VIVIAN - Northeast Revenue Service Llc;  
201408389; Petition; Glassman, Alexander.
- DEBNAM, SHIRLENE - Citibank Na; 201408739;  
Civil Action; Scott, Morris A.
- DEBNAM, SHIRLENE - Citibank Na; 201408739;  
Civil Action; Scott, Morris A.
- DIEUJUSTE, ROCHENEL - Gmac Mortgage;  
201408463; Foreign Subpoena; Corabi, Krista M.
- DLV PAINTING: VIEHMEYER, DALE -  
Niebisch, Inge; 201408772; Defendants Appeal  
from District Justice.
- DOMSKY, MICHAEL - Portfolio Recovery  
Associates Llc; 201408318; Civil Action;  
Brown, Carrie A.
- DONEKER, DAWN - Miller, Aaron; 201408362;  
Complaint for Custody/Visitation.
- DURR, JACQUELINE - Durr, Ronald; 201408105;  
Complaint for Custody/Visitation;  
Cappolella, Lisa J.
- EMERLE, ROBERT: KAREN - Discover Bank;  
201408227; Civil Action; Dougherty, Michael J.
- FELDMAN, ILANA: AARON - Firsttrust Bank;  
201408376; Complaint In Mortgage Foreclosure;  
Meltzer, Peter E.

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## SUITS BROUGHT

**Week Ending April 29, 2014**

**The Defendant's Name Appears  
First in Capital Letters**

- ABDUR-RAHMAN, FATIMAH - Portfolio Recovery  
Associates Llc; 201408290; Civil Action;  
Brown, Carrie A.
- ALAOUI, ZOUBIR - El Ahmar, Nadia; 201408371;  
Complaint Divorce; Ibrahim, Marcia B.
- AMKD ASSOCIATES LLC - Dawes, Ryan; 201408510;  
Petition.
- AMOROSO, MICHAEL: MICHAEL -  
Peco Energy Company; 201408791; Civil Action;  
Eisenberg, Todd.
- ARCARI, SUZANNE - Abercrombie, Anthony;  
201408733; Civil Action; Yesner, Scott D.
- ARNAWOODIAN, STEPHEN - Portfolio Recovery  
Associates Llc; 201408311; Civil Action;  
Brown, Carrie A.
- ARTZ, SARAH - Dry, Kyle; 201408248;  
Complaint for Custody/Visitation; Trajtenberg, Eric.



- FOSTER, CHRISTOPHER - Portfolio Recovery Associates Llc; 201408633; Civil Action; Scott, Morris A.
- FRANCIS, DANIEL - Newmiller, Avery; 201408792; Complaint for Custody/Visitation.
- FREEMAN, SHAWN - Freeman, Michelle; 201408418; Complaint Divorce.
- GALE, AMELIA - Oconner, Jeanine; 201408257; Civil Action; Fox, John F., Jr.
- GAMBINO, MARJORIE; JOSEPH: JOSEPH - Abn Amro Mortgage Group Inc; 201408558; Complaint In Mortgage Foreclosure; Krohn, John.
- HADI, JANNATUL - Citibank Na; 201408738; Civil Action; Scott, Morris A.
- HADI, JANNATUL - Citibank Na; 201408738; Civil Action; Scott, Morris A.
- HARLE, BENJAMIN - Harle, Sarah; 201408443; Complaint Divorce; Reichley, Tami K.
- HAVEN, GERALD - Portfolio Recovery Associates Llc; 201408447; Civil Action; Brown, Carrie A.
- HEIDRICK, JOHN: ESTATE OF MARGARET M BENDER - Wells Fargo Bank Na; 201408299; Complaint In Mortgage Foreclosure; Krohn, John.
- HILTEBEITEL, AARON - Portfolio Recovery Associates Llc; 201408629; Civil Action; Scott, Morris A.
- HUELITL-PANECATL, MAURO - Torres-Tecpoyot, Emma; 201408711; Support/Exceptions.
- JACOBS, WILLIAM: GAGE, WILLIAM - Lilick, Kristopher; 201408679; Civil Action; Thomas, Leno P.
- JAMISON, NICHOLAS: ROSEMARY - Saylee, Bondy; 201408230; Civil Action; Phillips, Nicole L.
- JONES, LATRICIA - Wells Fargo Bank Na; 201408551; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- JONES, TAMIKA - Portfolio Recovery Associates Llc; 201408267; Civil Action; Brown, Carrie A.
- KANCIANIC, GREGORY - Kancianic, Lisa; 201408444; Complaint for Custody/Visitation.
- KANE, DEBORAH - Smith, Samuel; 201408678; Complaint Divorce; Campbell, Brendan.
- KEMP, TIMOTHY - Wells Fargo Bank Na; 201408692; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- KIM, KYUNG - Portfolio Recovery Associates Llc; 201408242; Civil Action; Brown, Carrie A.
- KIZITO, LASHANDA: LASHANDA - Wells Fargo Bank Na; 201408539; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- KOLODI, RICHARD: CHRISTINE - Bank Of America Na; 201408419; Complaint In Mortgage Foreclosure; Ackerman, Jaime R.
- LED BETTER, MELISSA - Ledbetter, Robert; 201408902; Complaint Divorce.
- LEE, JI - Portfolio Recovery Associates Llc; 201408534; Civil Action; Brown, Carrie A.
- LEONARD, KIMBERLY: JAMES: JAMES, ET.AL. - Wells Fargo Bank Na; 201408689; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- LEWIS, TIMOTHY - Portfolio Recovery Associates Llc; 201408373; Civil Action; Brown, Carrie A.
- LIM, SUHUN: LEE, HYUN - Christiana Trust; 201408380; Complaint In Mortgage Foreclosure; Krohn, John.
- LORD & TAYLOR LLC - Carbone, Mary; 201408448; Civil Action; Rubin, Lawrence L.
- MACINNES, BRANDY - Portfolio Recovery Associates Llc; 201408343; Civil Action; Brown, Carrie A.
- MARANO, KAREN - Marano, Christopher; 201408734; Complaint Divorce.
- MARTENSEN, ERIK: ERIK: MANDY, ET.AL. - Wells Fargo Financial Pennsylvania Inc; 201408445; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MARTIN, DAWN - Martin, Craig; 201408397; Complaint Divorce.
- MASSEY, DAVID - Carrasquillo, Nicole; 201408731; Defendants Appeal from District Justice.
- MCCORD, JASON - Mccord, Jaclyn; 201408891; Complaint Divorce; Consolo, Colleen F.
- MCLEOD, LORI - Wells Fargo Bank Na; 201408685; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MERRITT, BRIAN - Portfolio Recovery Associates Llc; 201408508; Civil Action; Brown, Carrie A.
- MERSON, LEONARD: LEONARD: KAUFFMAN, SANDI, ET.AL. - Wells Fargo Bank Na; 201408563; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MIDLAND CREDIT MANAGEMENT: MIDLAND FUNDING LLC - Solomon, Cherise; 201408390; Civil Action; Piontek, Vicki.
- MILLER, CECILE - Portfolio Recovery Associates Llc; 201408522; Civil Action; Brown, Carrie A.
- MILLER, DANE - Portfolio Recovery Associates Llc; 201408524; Civil Action; Brown, Carrie A.
- MONTELL, VIDAR - Montell, Heather; 201408369; Complaint Divorce; Ibrahim, Marcia B.
- MORRIS, THOMAS: ELLIS, RYAN: MONAHAN, WILLIAM, ET.AL. - Parker, Kyle; 201408695; Civil Action.
- NESTORA, PANAJIOTA: PANAJIOTA - Phh Mortgage Corporation; 201408748; Complaint In Mortgage Foreclosure; Krohn, John.
- NORTH PENN SCHOOL DISTRICT - Collaborative North Penn Charter School; 201408425; Petition; Brooks, Michael J.
- PENNSYLVANIA AMERICAN WATER COMPANY - Phillips, Robert; 201408424; Civil Action; Memahon, John I., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sapiena, David; 201408233; Appeal from Suspension/Registration/Insp; Glanzberg, David S.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Smolda, Stephen; 201408260; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rucker, Isaac; 201408356; Appeal from Suspension/Registration/Insp; Hark, Richard Q.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Leszczynski, Nicholas; 201408407; Appeal from Suspension/Registration/Insp; Jackman, Blake Matthew.
- PERMAR, PATTY - Discover Bank; 201408752; Civil Action; Cawley, Jonathan Paul.
- PORTFOLIO RECOVERY ASSOCIATES LLC - Solomon, Cherise; 201408892; Civil Action; Piontek, Vicki.

- QUALITY CARE OPTIONS INC - Brown, William; 201408421; Civil Action; Schleifer, Charles J.
- RAYMOND, HOWARD: LYNNE: LYNNE - Wells Fargo Bank Na; 201408262; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- REID, PHILIP - Nationstar Mortgage Llc; 201408406; Complaint In Mortgage Foreclosure; Krohn, John.
- RENNER, MICHAEL - Portfolio Recovery Associates Llc; 201408282; Civil Action; Brown, Carrie A.
- RENNER, MICHAEL - Portfolio Recovery Associates Llc; 201408332; Civil Action; Brown, Carrie A.
- REYNOLDS, FRANCINE - Wells Fargo Bank; 201408383; Complaint In Mortgage Foreclosure; Davis, Adam H.
- RICE, MARI - Portfolio Recovery Associates Llc; 201408385; Civil Action; Brown, Carrie A.
- RICHARDSON, PATRICIA: DAVID - McIntyre, Evelyn; 201408501; Civil Action; Haggerty, James C.
- RODIER, KATHRYN - Portfolio Recovery Associates Llc; 201408377; Civil Action; Brown, Carrie A.
- ROSA, MELISSA - Felkey, John; 201408244; Complaint for Custody/Visitation; Deshong, Amy P.
- SABIA, DANIEL - Sabia, Denise; 201408562; Complaint for Custody/Visitation; Gerson, Richard L.
- SBEI, CHRISTOPHER: CHRIS - Bank Of America Na; 201408572; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- SCHUERG, TRAVIS - Schuerg, Amanda; 201408577; Complaint Divorce.
- SCHUTZ, CHRISTOPHER - Portfolio Recovery Associates Llc; 201408297; Civil Action; Brown, Carrie A.
- SCHWARZ, SHAWN - Black, Cara; 201408627; Complaint for Custody/Visitation.
- SEO, YOUNG - Portfolio Recovery Associates Llc; 201408513; Civil Action; Brown, Carrie A.
- SHERICK, NICOLE - Korman Residential At The Woods; 201408423; Defendants Appeal from District Justice.
- SHERMAN, KERRY - Portfolio Recovery Associates Llc; 201408382; Civil Action; Brown, Carrie A.
- SHIRLEY, PATRICIA - Portfolio Recovery Associates Llc; 201408375; Civil Action; Brown, Carrie A.
- SHOUR, RONALD - Portfolio Recovery Associates Llc; 201408355; Civil Action; Brown, Carrie A.
- SMYTH, JOSEPH - Allen, Percy; 201408929; Petition.
- STEVENS, TRACI - Wilson, Matthew; 201408263; Complaint for Custody/Visitation; Dolan, Peter J.
- SULLIVAN, KENNETH - Albright College; 201408794; Civil Action; Watson, J. Scott.
- TALBOTT, DAMON - Discover Bank; 201408224; Civil Action; Dougherty, Michael J.
- TARMIN, JOSEPH - Bridgeport Borough; 201408600; Civil Action; Bello, Salvatore F.
- TAYLOR, NEILA: NEILA - Bank Of America Na; 201408545; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- TERRACES, JAMES - Td Bank Usa Na; 201408786; Civil Action; Morris, Gregg L.
- TOMASSIAN, JOSEPH - Lochetto, Joseph; 201408611; Civil Action; Arena, Charles J.
- TOMPKINS, REGINA: CAHOON, MARK - Cooper, Amber; 201408765; Complaint for Custody/Visitation.
- VR MEDICAL TECHNOLOGY LLC - Devon Medical Product Inc; 201408279; Civil Action; Crowley, Paul.
- VR MEDICAL TECHNOLOGY LLC - Oakwell Distribution Inc; 201408476; Civil Action; Crowley, Paul.
- WALKER, DANIELLE - Wells Fargo Bank Na; 201408422; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- WALKER, DANIELLE - Wells Fargo Bank Na; 201408422; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- WENIGER, CHAD - Nationstar Mortgage Llc; 201408509; Complaint In Mortgage Foreclosure; Federman, Thomas M.
- WHITE, KIMBERLY - Portfolio Recovery Associates Llc; 201408277; Civil Action; Brown, Carrie A.
- WILLIAMS, LAMONT - Jefferson, Deshannan; 201408186; Complaint for Custody/Visitation.
- WISNIESKI, MICHELE - Reid, Robyn; 201408789; Civil Action; Price, Robert E.
- WOODARD, KAPHESIA - Portfolio Recovery Associates Llc; 201408635; Civil Action; Scott, Morris A.
- WOODWARD, KEITH - Portfolio Recovery Associates Llc; 201408245; Civil Action; Brown, Carrie A.
- WURTS, REED - Wurts, Nicté-Ha; 201408708; Complaint Divorce; Cullen, Sean E.

## WILLS PROBATED

### Granted Week Ending April 29, 2014

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- APTACY, FRANK A., SR. - Upper Merion Township; Aptacy, Catherine M., 427 Abrams Mill Road King Of Prussia, PA 19406.
- BARLOW, LOIS E. - Upper Dublin Township; Delsordo, Kathryn L., 1806 Regency Court Warrington, PA 18976.
- BERMAN, GLORIA - Lower Pottsgrove Township; , 1340 Broadcasting Road Wyomissing, PA 19610.
- BERNSTEIN, CHARLOTTE V. - Cheltenham Township; Leibovitz, Norman, 2214 Locust Street Philadelphia, PA 19103.
- BERNSTEIN, RUBIN - Cheltenham Township; Bernstein, George M., 2091 Langerdale Road South Euclid, OH 44121; Bernstein, Lewis V., 1003 Easton Road Willow Grove, PA 19090; Leibovitz, Norman, 2000 Market Street Philadelphia, PA 19103; Zavodnick, Marjorie R., 8700 Ferndale Street Philadelphia, PA 19115.
- BOGDAN, IRENE B. - Abington Township; Bogdan, Daniel S., 2831 Lincoln Avenue Ardsley, PA 19038.
- BOYD, ROBERT W. - Hatfield Township; Hightower, Debra B., 2370 Overlook Lane Harleysville, PA 19438.
- BUONO, MARY S. - East Norriton Township; Buono, Carl D., Jr., 6222 Bighorn Court Waldford, MD 20603.

- CHAIN, MARY J. - Lower Merion Township;  
Barnett, Elizabeth A., 210 Highspire Road  
Glenmoore, PA 19343.
- CHEN, LORETTA O. - Lansdale Borough;  
Chen, Kenneth, P.O. Box 111 Eagleville, PA 19408.
- CHILLI, SHIRLEY - Lower Moreland Township;  
Chilli, Cynthia A., 3848 Jeffrey Road  
Huntingdon Valley, PA 19006.
- COHEN, MORTON - Cheltenham Township;  
Cohen, David M., P.O. Box 134  
Merion Station, PA 19066.
- COPE, RUTH J. - Upper Moreland Township;  
Stevens, Richard W., 1767 Pulaski Drive  
Blue Bell, PA 19422.
- COTTER, MAUREEN E. - Ambler Borough;  
Cotter, James, 1767 Pulaski Drive  
Blue Bell, PA 19422.
- DOUGHERTY, ALICE C. - Plymouth Township;  
Hayes, Margaret D., 17 Laurel Mountain Way  
Califon, NJ 07830.
- DOYLE, RICHARD C. - Upper Moreland Township;  
Siegmann, Maureen, 14 Kristen Circle  
Pottstown, PA 19464.
- DUNNIGAN, DELORYSE L. - Cheltenham Township;  
Rehnig, Jurgen S., 520 Arbor Road  
Cheltenham, PA 19012; Rehnig, Marlene H.,  
520 Arbor Road Cheltenham, PA 19012.
- FRAME, DOLORES A. - Hatboro Borough;  
Britt, Amy J., 2715 Militia Road Hatboro, PA 19040.
- GOLLUB, MORTON - Cheltenham Township;  
Gollub, Joan, 1616 Willow Grove Avenue  
Laverock, PA 19038.
- GRAHAM, DANIEL C. - Conshohocken Borough;  
Denolfi, Trisha, 114 West 10th Avenue  
Conshohocken, PA 19428.
- GRIFFIN, MAXINE P. - Springfield Township;  
Griffin, Bruce L., 130 Preston Drive  
North Wales, PA 19454.
- HOBAN, THOMAS E. - Springfield Township;  
Hoban, Claire M., 324 Winding Way  
Glenside, PA 19038.
- KLEINSCHMIDT, MARY T. - Whitmarsh Township;  
Miller, David B., 3132 Colony Lane  
Plymouth Meeting, PA 19462.
- MA, SI-HON - Whitmarsh Township; Hsu, Thomas,  
5034 Glenmeadow Drive Houston, TX 77096;  
Wang, Zhen-Mei, 7435 Hill Road  
Philadelphia, PA 19128.
- MARCHESANI, SUSAN M. - Upper Merion Township;  
Parsons, Maryanne M., 1206 Nottingham Lane  
Chester Springs, PA 19425.
- MARKEL, MARGARET E. - Worcester Township;  
Mulligan, Patricia A., 23 Sycamore Way  
Doylestown, PA 18901.
- MECKE, DEIRDRE J. - Upper Dublin Township;  
Fox, Schneider Karen W., 1462 Manor Lane  
Blue Bell, PA 19422.
- MILLER, ISRAEL M. - Whitmarsh Township;  
Miller, Joan F., The Hill At Whitmarsh  
Lafayette Hill, PA 19444; Miller, Mark A.,  
131 Edgewood Road Ardmore, PA 19003.
- OLIVER, ABRAHAM - Abington Township;  
Oliver, Nilda, 1344 Warner Road  
Meadowbrook, PA 19046.
- POHORILENKO, ANATOLE - Cheltenham Township;  
Scott, Joseph A., 2708 Folsom Street  
Phila, PA 19130.
- RALPH, JOHN R. - Lower Providence Township;  
Ralph, John R., Jr., 512 Elizabeth Drive  
Eagleville, PA 19403.
- RANKINE, HELEN L. - Lower Merion Township;  
Rankine, Kevin R., 19 Laurel Lane  
Glen Riddle, PA 19037.
- RAYMOND, VIRGAL L. - Cheltenham Township;  
Raymond, Angela M., 7321 Oak Avenue  
Melrose Park, PA 19027.
- ROBINSON, NORMAN P. - Lower Merion Township;  
Robinson, Susanne S., 137 Rose Lane  
Haverford Pa, 19041.
- ROBINSON, PATRICIA C. - Lower Merion Township;  
Robinson, John B., 322 Greenbank Road  
Rosemont, PA 19010.
- SAILE, HELEN A. - Abington Township;  
Saile, James J., 2126 Winthrop Road  
Huntingdon Valley, PA 19006-6731; Saile, Michael J.,  
202 New Road Churchville, PA 18966-1451.
- SCHOTT, HANS - Jenkintown Borough;  
Feldman, Paul L., 820 Homestead Road  
Jenkintown, PA 19046; Tabachnick, Joan,  
16 Munroe Street Northampton, MA 01060-4232.
- SCHRAMM, LORAINTE T. - Lower Providence Township;  
Westrate, Judith S., 12 Driftwood Drive  
Audubon, PA 19403.
- SPENCER, LADONA W. - Upper Merion Township;  
Sullivan, Tracy S., 514 Susan Drive  
King Of Prussia, PA 19406.
- STEIN, ADELE S. - Abington Township;  
Dressler, Ellen S., 7768 Lakeside Blvd Apt 544  
Boca Raton, FL 33434; Rubenstone, Elizabeth S.,  
812 N. Fairway Road Glenside, PA 19038;  
Stein, Obrien Emily, 1234 Gilbert Road  
Meadowbrook, PA 19046.
- SUDE, PAUL J. - Lower Merion Township;  
Sude, Kay, 532 Moreno Road  
Wynnewood, PA 19096.
- THOMPSON, WILLIAM B. - Cheltenham Township;  
Abdal, Haqq Qadir, 7322 Keenan Street  
Melrose Park, PA 19027.
- TORSNEY, JEROME M., JR. - Upper Dublin Township;  
Torsney, Janet, 501 Grand Avenue  
Asbury Park, NJ 07712-6669.
- ULRICH, STUART A. - North Wales Borough;  
Ulrich, Florence E., 219 S 5th Street  
North Wales, PA 19454.
- WILSON, JOSEPH R., JR. - Trappe Borough;  
Wroblewski, Susan L., 231 Lilac Circle  
Collegeville, PA 19426.
- ZELL, TATIANA E. - Ambler Borough;  
Jacquette, James M., P.O. B Ox 7544  
Fort Washington, PA 19034;  
Kuhnel, Filip, Dolanska 6 16100, PRAHA 6.

## RETURN DAY LIST

May 27, 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 MCCH electronic directory for assigned courtroom.

1. Adams v. DeAngelo - Motion for Break and Entry Request (Seq. 4).
2. American Express Bank, FSB v. FJ Zadlo Con. Service - Motion to Dismiss (Seq. 7) - **D. Blasker**.
3. American Express Bank, FSB v. Georgiev - Motion to Compel Answers to Discovery (Seq. 14 D) - **D. Apothaker**.
4. Andaya v. Aul Corporation - Motion to Compel Plaintiff's Answers to Discovery (Seq. 6 D) - **D. Sherman - J. Albert**.
5. Antonucci v. Carbone Brothers, LLP - Motion to Compel Deposition of John E. Lacy (Seq. 81 D) - **R. Kerns - A. Twardowski**.
6. B. R. Kreider & Son, Inc. v. Bankers Insurance Company - Motion to Compel Discovery Responses (Seq. 36 D) - **T. Davies - P. Devlieger**.
7. Bates v. Elmwood Lodge #438 IBPOE of West Norristown, PA - Petition for Leave to Substitute Plaintiff (Seq. 144) - **L. Thomas - A. Benedict - K. Connors**.
8. Bell v. Jabs - Motion to Compel Co-Defendants' Responses to Discovery (Seq. 24 D) - **P. Dolinger - D. Brewster**.
9. Bergey v. Wrisley - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 13 D) - **K. Cohen - J. Godin**.
10. Brannan v. Young - Petition to Withdraw as Counsel (Seq. 22) - **M. Collazzo - J. Bernbaum**.
11. Broadnax v. Alleyne - Motion to Compel Answer to Interrogatories and Request for Production of Documents Directed to Plaintiff (Seq. 3 D) - **A. Krantz - C. Sweeney**.
12. Brooke v. Keane - Plaintiffs' Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 116 D) Only 201117-275 - **J. Cohen - B. Pancio**.
13. Cach, LLC v. Schuler - Defendant's Motion to Dismiss Plaintiff's Complaint With Prejudice for Failure to File an Amended Complaint (Seq. 14) - **E. Solomon - R. Klingensmith**.
14. Carruthers v. RDH Construction, Inc. - Motion to Compel Plaintiff's Answers to Discovery (Seq. 5 D) - **L. Bendesky - M. Riley - M. Connor**.
15. Center for Professional Education, Inc. v. Shaw - Motion to Quash Notice to Attend and Produce (Seq. 16 D) - **S. Lupin - B. Baldwin**.
16. Center for Professional Education, Inc. v. Shaw - Plaintiff's Motion to Quash Notice to Attend and Produce (Seq. 18 D) - **S. Lupin - B. Baldwin**.
17. Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Motion to Compel Defendant Creative Touch Interiors, Inc.'s Answers to Discovery (Seq. 60 D) - **M. Richards - E. McGinn - T. Stoner**.
18. Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Motion to Compel Defendant K & J Floor, Inc.'s Answers to Discovery (Seq. 61 D) - **M. Richards - E. McGinn - T. Stoner**.
19. Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Motion to Compel Defendant Elias Castro d/b/a E & S Flooring's Answers to Discovery (Seq. 62 D) - **M. Richards - E. McGinn - T. Stoner**.
20. Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Motion to Compel Defendant Quison Tile Contrast f/k/a Quison Tile Contractor, Inc.'s Answers to Discovery (Seq. 63 D) - **M. Richards - E. McGinn - T. Stoner**.
21. Chung v. Giannakopoulos - Defendant's Motion to Compel Plaintiffs' Answers and Responses to Discovery (Seq. 6 D) - **R. Birch - J. Searfoss**.
22. Citigroup Global Markets Realty v. Zielinski - Motion to Reassess Damages (Seq. 59) - **F. Hallinan - A. Zuckerman**.
23. Citimortgage, Inc. v. Choi - Motion to Reassess Damages (Seq. 32) - **A. Zuckerman - J. Kolesnik**.
24. Colavita v. Sager - Plaintiffs' Petition for Leave, Nunc Pro Tunc to File Amended Complaint (Seq. 46) - **R. Esposito - L. Sager**.
25. Crispo v. Blast from The Past Street Rods and Customs, Inc. - Motion for Assessment of Legal Fees (Seq. 9) - **N. Schadler - H. Crocker**.
26. David v. Craft, M.D. (Seq. 142 D) - **J. Delcasale - J. Kilcoyne - E. Hosmer**.
27. Dent v. Abington Monthly Meeting of The Religious Society of Friends - Motion to Compel Plaintiff Answers to Discovery (Seq. 8 D) - **V. Williams - J. Connor**.
28. Deutsche Bank Trust Company Americas v. United States of America - Motion for Leave to File an Amended Complaint (Seq. 17) - **K. Fialkoff**.
29. Devlin v. Adlam - Motion to Compel Additional Defendant's Answers to Discovery (Seq. 17 D) - **S. Ladov - N. Dorcus**.
30. Dinatale v. McDonalds Corporation - Motion to Compel Responses to Request for Production of Documents (Seq. 182 D) - **R. Stanko - J. Baginski - C. Basner - D. Ray**.
31. Dubin v. 1113 North Easton Road Operation - Plaintiff's Motion to Substitute Party Plaintiff (Seq. 33) - **I. Norris - A. Mihalko**.
32. Encompass Insurance Company v. Lebens - Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 41 D) - **P. Sandler - R. Donnelly**.
33. Evinger v. Evinger - Petition to Withdraw as Counsel (Seq. 23) - **J. Hekking - J. Hoffman**.
34. Gardner v. Craft - Plaintiffs' Motion to Compel Responses to Discovery from Defendant.
35. Gatling v. Allendale Dental - Motion to Compel Plaintiff's Discovery Responses (Seq. 20 D) - **G. Smith - J. Weiss**.
36. Gaynor v. Don Rosen Imports - Motion for an Immediate Change of Venue (Seq. 344) - **R. Schatz**.



37. Gaynor v. Don Rosen Imports - Plaintiff's Motion for Additional Financial and Other Prohibitive Sanctions Against Robert Schatz, Attorney (Seq. 336) - **R. Schatz**.
38. Gaynor v. Don Rosen Imports - Plaintiff's Motion to Finally Admit by the Preponderance of the Evidence That There is a Conflict of Interest, et al. (Seq. 339) - **R. Schatz**.
39. Giacobbe v. Hendricks-Brown - Motion to Compel Defendants, Aniecea Hendricks-Brown's and Arthur Brown, Jr.'s Discovery Responses (Seq. 14 D) - **L. Metzger - D. Dean**.
40. Giacobbe v. Hendricks-Brown - Motion to Compel Plaintiffs' Discovery Responses (Seq. 12 D) - **L. Metzger - D. Dean**.
41. Gochin v. Feldman - Motion for Protective Order (Seq. 122 D) - **P. Troy**.
42. Grande at Riverview Condominium v. D. R. Horton, Inc. New Jersey - Plaintiff's Motion for Leave to File the Fourth Amended Complaint (Seq. 399) - **R. Hoffman - S. Reidenbach**.
43. Grater v. Grater - Petition to Withdraw as Counsel (Seq. 46) Only Docket #2006276-60.
44. Green Lane Marlborough Joint Authority v. Arro Group, Inc. - Motion of Original Defendants Arro to Quash Subpoena for Deposition of Daniel Klein, et al. (Seq. 127 D) - **M. Kearney - R. Abell**.
45. Green Tree Servicing, LLC v. Shampa - Petition for Extension of Time (Seq. 2) - **G. Javardian**.
46. Hawk v. Commonwealth of Pennsylvania State - Motion to Compel (Seq. 11 D) - **J. Flood - A. Ells**.
47. Howrie v. Chapman - Plaintiff's Motion for Leave to Amend the Complaint to Include a Punitive Damage Count (Seq. 10) - **R. Jurewicz - B. Pancio**.
48. James R. Kenney Excavating and Paving, Inc. v. Pottstown Borough - Motion to Compel Answer to Defendant's First Set of Interrogatories, et al. (Seq. 6 D) - **W. Perrone - C. Garner**.
49. Jones Motor Company, Inc. v. Kohn - Petition to Withdraw as Counsel (Seq. 7) - **A. Rainey - J. O'Brien**.
50. Joss v. Mackcali Realty Corporation - Motion to Compel Plaintiff's Answers to Supplemental Request for Production of Documents (Seq. 57 D) - **W. Allen - R. Fedullo**.
51. K Hovnanian Venture I, LLC v. Star Concrete - Motion to Discontinue (Seq. 73) - **C. Torraca - J. Mayers**.
52. Kaempf v. Lambrechtse - Motion to Compel (Seq. 13 D) - **R. Mongeluzzi - J. Palmer**.
53. Kaplin Stewart Meloff Reiter and Stein, P.C. v. Sha-Nic, Inc. - Motion to Compel Deposition (Seq. 39 D) - **K. Hirsch - K. Gibson**.
54. King v. Kurnik - Defendant's Motion to Strike Plaintiffs' Objections to the Subpoenas Issued to Jessica Goodman, Ph.D, Et Al (Seq. 25 D) - **A. Baratta - K. Lynch**.
55. Knight v. O'Donnell - Defendants' Motion to Compel Responses to "Moorhead" Interrogatories and Request for Production of Documents Directed to Plaintiff (Seq. 30 D) - **K. Malloy - J. Rubin**.
56. Kontra v. Herring - Motion of Defendant Craig Herring, M.D. to Compel More Specific Discovery Responses of Plaintiff (Seq. 74 D) - **N. Jokelson**.
57. Lafayette Hill Family Medicine v. Rosen, M.D. - Plaintiff's Motion for Sanctions and to Compel Deposition of-Defendant (Seq. 6 D) - **E. Milby**.
58. Lorenzo v. Upper Hanover Township - Petition to Withdraw as Counsel (Seq. 22) - **R. Whitley - E. Skypala**.
59. McCarthy v. Morton - Plaintiffs' Motion to Compel Answer to Interrogatories and Production of Documents and Things (Seq. 12 D) - **M. Clement - J. Palmer**.
60. Merck Sharpe & Dohme Federal Credit Union v. McNulty - Defendant Theresa M. McNulty's Motion to Enlarge Time (Seq. 3-D).
61. Mountney v. Eckert - Petition to Strike Judgment (Seq. 6) - **T. Kenny**.
62. Mountney v. Eckert - Petition to Strike Judgment (Seq. 9) - **T. Kenny**.
63. Mucklow v. Chetty Holdings, Inc. - Defendants' Motion to Compel Co-Defendants' Answers to Defendant's Discovery Reqs (Seq. 24 D) - **J. Piscitello - M. Boyle - M. Shiring**.
64. Muhammed v. Righter - Motion for Leave to File an Equitable Interpleader Complaint (Seq. 61) - **E. Lerner - S. Engle - J. Waldenberger - J. Lerman**.
65. Mussington v. Krise - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 15 D) - **J. Matteo - K. Tucci**.
66. Mussington v. Krise - Motion to Compel Plaintiff's Answers to Interrogatories and Response to Request for Production of Documents (Seq. 14 D) - **J. Matteo - K. Tucci**.
67. Nationstar Mortgage, LLC v. Fulmer - Motion to Reassess Damages (Seq. 13) - **J. Lobb**.
68. Nationstar Mortgage, LLC v. Kim - Motion to Reassess Damages (Seq. 6) - **A. Davis**.
69. Oliver Sprinkler Company, Inc. v. Terra Firma Construction, Inc. - Motion to Sever Claims of Plaintiff Against Defendants, et al. - **A. Cohn - G. Twardy**.
70. Oquendo v. Nationwide Mutual Fire Insurance - Defendant's Motion to Compel Plaintiff's Complete Responses to Defendant's Interrogatories and Request for Production of Documents (Seq. 10 D) - **S. Gallant - L. Huffman**.
71. Perkiomen Wood Property Owners Association v. Capers - Motion to Reassess Damages (Seq. 16) - **S. Richter**.
72. Piekarski v. Dowie - Defendant Linda Dowie's Motion to Compel Responses to Second Request for Production of Documents (Seq. 56 D) - **E. Smith - G. Ozorowski**.
73. Pierson v. Royersfords Ameils Grocery Outlet - Defendant's Motion to Compel Plaintiff's Answers/Responses to Defendants' Written Discovery (Seq. 10 D) - **J. Lyons - M. Daley**.
74. PNC Bank National Association v. Godschall - Petition to Substitute Transferee as Plaintiff (Seq. 12) - **R. Permigiani**.
75. Pugliese v. Lee - Motion to Compel Full and Complete Answers Without Objections to Plaintiff's First Set of Interrogatories and Production of Documents (Seq. 10 D) - **C. O'Brien - R. Harmon**.
76. R. Kaller & Sons v. Tanenbaum - Motion to Amend Complaint (Seq. 25) - **R. Saldutti - L. Rogers**.
77. Reading Site Contractors Division v. Renaissance Land Associates III, L.P. - Motion to File an Amended Answer With New Matter to the Claimant's Mechanics' Lien Claim (Seq. 12) - **J. Laflamme - E. Campbell**.



78. Reed v. Reed - Petition to Withdraw as Counsel (Seq. 4) - **S. Cullen.**
79. Resendiz v. Young - Motion to Compel Plaintiff's Discovery Responses (Seq. 9 D) - **B. Thompson - J. Branca.**
80. Rothberg v. McHugh - Motion to Compel (Seq. 51 D) - **V. Wilson - R. Margolis.**
81. Rubin v. Rubin - Petition to Withdraw as Counsel (Seq. 57) Only Docket #2008155-42 - **C. Sattin.**
82. Shin v. Chang - Motion to Compel Plaintiff to Execute an Authorization (Seq. 68 D) - **S. Wilson - M. Gerstein.**
83. Smith v. Thompson - Petition to Withdraw as Counsel (Seq. 52) - **M. Ibrahim - M. Nocchi.**
84. Sroka v. Avart - Motion to Compel the Deposition of Defendant Dr. Mark Avart (Seq. 22 D) - **R. Madden - K. Wright - T. Burke.**
85. State Farm Mutual Automobile Insurance v. Eletherion - Motion to Amend Complaint (Seq. 3) - **P. D'Emilio.**
86. Stewart Title Guaranty Company v. McClain - Defendant's Motion to Amend Answer to Amended Complaint (Seq. 114) - **R. Dickman - R. Ewing.**
87. Sussman v. White Oak Landscaping, Inc. - Motion to Quash Subpoena (Seq. 21 D) - **A. Frank.**
88. Sussman v. White Oak Landscaping, Inc. - Plaintiffs' Motion to Compel the Videotape Deposition Duces-Tecum of Corporate Designee of Defendant White Oak Landscaping, Inc. (Seq. 19-D) - **A. Frank.**
89. The Knot, Inc. v. King Limousine and Transportation - Motion to Compel Answer to Discovery (Seq. 14 D) - **D. Tsarouhis.**
90. Thurston v. Beaumont at Bryn Mawr - Motion to Compel Responses to Interrogatories and Request for Production of Documents Addressed to Plaintiff (Seq. 2 D) - **M. Sacchetta - W. Mundy.**
91. U.S. Foodservice, Inc. v. ZTP Enterprises, LLC - Motion to Compel Defendant Discovery Responses, Conclusively, Establish Admissions and for Sanctions (Seq. 24 D) - **A. Nachmani.**
92. Utter v. Gross - Motion to Compel Additional Defendant's Answers to Discovery (Seq. 44 D) - **J. Piscitello - T. Hartigan.**
93. Vangas v. Shulman - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 26 D) - **M. Macdonald.**
94. Viriva Community Credit Union v. Hunter - Petition to Withdraw as Counsel (Seq. 80) - **M. Gairo - M. Himsworth.**
95. Wells Fargo Bank, N.A. v. Connor - Plaintiff's Motion to Release Party Defendant and Amend Caption (Seq. 19) - **M. Wooters.**
96. Wilkins v. Szabo - Defendants' Motion to Compel Discovery (Seq. 5 D) - **M. Greenfield - C. Connor.**
97. Yochem v. Walmart - Defendants' Motion to Compel Plaintiff's Response to Request for Production and Signed Authorizations (Seq. 11 D) - **C. Diorio - P. McDonnell.**