

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 April 30, 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 May 28, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

07-07067

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as "Whitemarsh Estates" made for Raymond L. Corper by William Magarity, Jr., Registered Professional Engineer of Philadelphia, Pennsylvania, dated April 1954, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwesterly side of Briar Lane (North) with a radial round corner connecting said Northwesterly side of Briar Lane (North) and the Southwesterly side of Thornhill Drive, as laid out 50 feet in width; thence continuing along the Northwesterly side of Briar Lane (North), along the arc of a curve bearing to the left in a generally Southwesterly direction with a radius of 1,139.42 feet, the arc distance of 208.59 feet to a point; thence still along the said Northwesterly side of Briar Lane (North), South 48 degrees, 44 minutes, 14 seconds West, 107.87 feet to a point and place of beginning herein, a corner of this and Lot No. 20 on the aforesaid plan; thence continuing along the Northwesterly side of Briar Lane (North), South 48 degrees, 44 minutes, 14 seconds West, 85 feet to a point, a corner of this and Lot No. 22 on the aforesaid plan; thence along the same, North 41 degrees, 15 minutes, 46 seconds West, 150 feet to a point, a corner in line of lands of Whitemarsh Homes, Inc.; thence along the same, North 48 degrees, 44 minutes, 14 seconds East, 85 feet to a point, a corner of this and Lot No. 20 on the aforesaid plan; thence along the same, South 41 degrees, 15 minutes, 46 seconds East, 150 feet to the Northwesterly side of Briar Lane (North) aforesaid, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Earnestine Foster given by Michael B. Atlass and Zhenping Zhang, husband and wife, dated 2/3/2006 and recorded 2/21/2006 in Book 5591, Page 313, Instrument #2006021571.

Parcel Number: 65-00-00958-00-3.

Location of property: 4007 Briar Lane, Lafayette Hill, PA 19444-1611.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Earnestine Foster** 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: \$520,148.76.

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.

07-30251

Parcel A:

ALL THAT PARCEL of land, in **Abington Township**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5239, Page 2210, ID #30.00.54796.002 and ID #30.00.54800.007, being known and designated as 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, and described according to a survey thereof made by Metz & Weir, Civil Engineers of Lansdale, Pennsylvania on the 28th day of May A.D. 1921, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Prospect Avenue at the distance of 150 feet Northeastwardly from the Northeastly side of Rubican Avenue.

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

Parcel B:

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, known and designated as Lot No. 523 on a certain plan of lots at Willow Grove surveyed by Joseph W. Hunter, Civil Engineer and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 403, Page 500 bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Prospect Avenue at the distance of 175 feet Northeast from the Northeastly side of Rubican Avenue.

CONTAINING in front or breadth on said side of Prospect Avenue 25 feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles to said Prospect Avenue 125 feet.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Betty Jiles, Individually by Deed from Betty Jiles, Executrix of the Estate of Henry Dade, Deceased dated 8/26/98, recorded 9/11/98 in Deed Book 5239, Page 2210.

Parcel Numbers: 30-00-54796-00-2 and 30-00-54800-00-7.

Location of property: 1712 Prospect Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Betty Jiles** at the suit of Household Finance Consumer Discount Company. Debt: \$36,259.45.

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.

08-31013

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a survey and plan of "Park View 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 Northeasterly side of Burn Brae Drive (50 feet wide) which point is measured North 51°, 09', 00" West, 84.90 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 31.52 feet from a point on the Northwesterly side of Fitzwatertown Road.

CONTAINING in front or breadth on said Burn Brae Drive 80 feet and extending of that width in length or depth Northeast between parallel lines at right angles to said Burn Brae Drive 150 feet to a point on the Southwesterly side of a private road (Paul Avenue) (24 feet wide).

BEING Lot No. 223 Burn Brae Drive.

BEING the same premises which Barode Corporation, by Deed dated March 14, 1962 and recorded March 21, 1962 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3236, Page 309, granted and conveyed unto Charles Robert Adams and Marceline R. Adams, husband and wife.

Parcel Number: 54-00-02926-00-8.

Location of property: 3103 Burn Brae Drive, Dresher, PA 19025.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Charles Robert Adams and Marceline R. Adams** at the suit of HSBC Bank USA, National Association, as Trustee for The Benefit of People's Financial Realty Mortgage Securities Trust, Series 2006-1. Debt: \$356,108.49.

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.

08-39476

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

TRACT #1 - Beginning at a corner in the middle of a public road formerly called Water Street, now Chestnut Street; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/2 degrees, West 116 feet, 10 inches to a stake for a corner; thence (2) South 42 1/4 degrees, East 116 feet, 10 inches to a corner in the middle of the aforesaid public road; (3) thence extending along the middle thereof, South 47 3/4 degrees, West 50 feet to the place of beginning.

TRACT #2 - Adjoining #1 Beginning at a point in land now or late of Jonas K. Clemmer; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/4 degrees, West 33 feet, 4 inches to a stake, a corner; thence (2) North 47 3/4 degrees, East 33 feet, 4 inches to a corner in line of land now or late of Jonas R. Clemmer; thence along land now or late of said Jonas R. Clemmer, South 47 3/4 degrees, West 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Haggerty by Deed from Herbert S. Georgiadis and Angela L. Georgiadis, husband and wife dated 10/24/97, recorded 10/28/97 in Deed Book 5204, Page 1198.

Parcel Number: 21-00-01808-00-7.

Location of property: 107 East Chestnut Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John H. Haggerty a/k/a John Haggerty** at the suit of National City Mortgage Company, d/b/a Accubanc Mortgage. Debt: \$103,731.79.

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

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

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

09-16025

ALL THAT CERTAIN building lot with the buildings and improvements thereon erected along the South side of Ridge Road Route #563 West of Lands Mill Road in **Salford Township**, Montgomery County, State of Pennsylvania, being Lot #1 according to a plan dated May 24th, 1960 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a spike in a corner of lands of grantor and Robert Larr in the center line of Ridge Road, Route #563, (33.0 wide) said corner being 900.75 feet West of the center line of Lands Mill Road; thence along land of

Robert Larr South 41 degrees, 25 minutes East the distance of 351.70 feet to an iron pin corner; thence along land of Helmut Bultmun South 56 degrees, 47 minutes West the distance of 132.07 feet to an iron pin a corner; thence along other lands of grantor of which this was a part North 43 degrees, 56 minutes West the distance of 332.93 feet to a corner in the center line of the Ridge Road; thence along the center line of the same North 48 degrees, 30 minutes East the distance of 145.35 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Zugay and Ann Marie Dalaney, as Joint Tenants, and not as Tenants in Common by Deed from Michael A. Pannella and Joyce A. Jericho dated 1/31/2006, recorded 2/3/2006 in Deed Book 5589, Page 0850.

Parcel Number: 44-00-01198-00-9.

Location of property: 771 Ridge Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Zugay and Ann Marie Delaney** at the suit of Bank of America. Debt: \$337,561.86.

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

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

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

10-12960

ALL THAT CERTAIN lot or piece of ground, with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a plan made of the Maple Hill Development and recorded in the Montgomery County Courthouse in Plan Book Volume A20, Page 70, on February 15, 1973, more fully bounded and described, as follows:

BEGINNING at a point, the Southwesterly corner of Lot No. 21, at a distance of 184.00 feet, more or less, measured North 79 degrees, 47 minutes, 28 seconds East from a point in the center line of Salem Road (50 feet wide), which point is measured South 13 degrees, 12 minutes, 32 seconds East, 478.74 feet along the center line of Salem Road, from a point, being the intersection of Salem Road and Concord Road (50 feet wide); thence from the point of beginning along land of Lot No. 20 and through the party wall (the depth of Lot No. 21), the three following courses and distances: (1) North 10 degrees, 12 minutes, 32 seconds West, 5.00 feet to a point (the front of the unit); (2) North 10 degrees, 12 minutes, 32 seconds West, 49.79 feet to a point, (the back of the unit); (3) North 10 degrees, 12 minutes, 32 seconds West, 15.00 feet to a point, a corner; thence extending North 79 degrees, 47 minutes, 28 seconds East, 19.82 feet to a point, (the breadth or back of the lot); thence along land of Lot No. 22 and through the party wall (being the depth of the lot), the five following courses and distances: (1) South 10 degrees, 12 minutes, 32 seconds East, 25.00 feet to a point, (the back of the unit); (2) South 10 degrees, 12 minutes, 32 seconds East, 33.96 to a point; (3) North 79 degrees, 47 minutes, 28 seconds East, 0.80 feet to a point; (4) South 10 degrees, 12 minutes, 32 seconds East, 0.38 feet to a point, (the front of the unit); (5) South 10 degrees, 12 minutes, 32 seconds East, 10.45 feet to a point, a corner; thence extending South 79 degrees, 47 minutes, 28 seconds West, 20.62 feet, (the breadth or front of the lot) to a point and place of beginning.

CONTAINING 0.0319537 acres.

BEING the same premises which Adam T. Shiffer and Linda S. Germanovich, by Deed dated 04/01/08 and recorded 04/11/08 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5688, Page 2711, granted and conveyed unto Adam Shiffer.

Parcel Number: 48-00-01418-85-6.

Location of property: 73 Salem Road, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Adam T. Shiffer** at the suit of Bayview Loan Servicing, LLC. Debt: \$229,960.38.

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.

10-16712

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Subdivision Plan known as "Rosemont Estates," made by Nave, Newell & Stampfl, Ltd., dated 3/3/1997 and last revised 8/14/2001 and recorded in Plan Book A-60, Page 234, described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Rosemont Lane (50 feet wide), a corner of Lot 12 on said plan; thence extending along the Northwestern side of Rosemont Lane, South 40 degrees, 36 minutes, 47 seconds West, 174.35 feet to a point; thence extending along Lot 10 on said plan, North 49 degrees, 23 minutes, 13 seconds West, 243.81 feet to a point; thence extending North 36 degrees, 39 minutes, 06 seconds East, 174.77 feet to a point; thence extending along Lot 12 aforementioned, South 49 degrees, 23 minutes, 13 seconds East, 255.89 feet to the point and place of beginning.

BEING Lot No. 11 on said plan.

Parcel Number: 61-00-04478-64-5.

Location of property: 110 Rosemont Lane, Royersford, PA 19468.

The improvements thereon are: Building(s); swimming pool.

Seized and taken in execution as the property of **Garry Smith, et al.** at the suit of CB Research Development, Inc., et al. Debt: \$1,095,336.33.

Mark S. Haltzman, Attorney.

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

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

10-17862

ALL THAT CERTAIN tract or piece or parcel of land with the buildings and improvements thereon being erected, situate **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described partly according to a survey made thereof by George F. Shaner, R.E., to wit:

BEGINNING at a corner of 559 Belmont Street and said point being on the Westerly side of Belmont Street (fifty feet wide) and distant one hundred eleven and ten one-hundredths feet Northerly from the Northerly property line of 10th Street (not ordained); thence along the Westerly side of Belmont Street North 38 degrees, 12 minutes East, 50 feet to a corner of 571 Belmont Street; thence along the same North 51 degrees, 48 minutes West, 140 feet to a point; thence continuing along land of George A. Gollub, et ux., South 38 degrees, 12 minutes West, 50 feet to a point; thence along property now or late of Frederick S. Weaver South 51 degrees, 48 minutes East, 140 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Schutt, by Deed from Karen Schutt and Bernice Williams, dated 09/10/2008, recorded 12/01/2008 in Book 5715, Page 1771.

Parcel Number: 16-00-02404-00-1.

Location of property: 565 Belmont Street, Pottstown, PA 19464-5178.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Schutt** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$140,376.28.

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

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

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

10-20552

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled 'Wensel I', drawn by Bursich Associates, Inc., Pottstown, Pennsylvania, dated 8/9/1988, last revised 8/2/1989 and recorded in Plan Book A-51, Page 156, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Elio Circle (called Road 'A' on said plan), said point being at a point a corner of Lot No. 71 on said plan, which said plan is being measured along the said Southwesterly side of Elio circle, South 44 degrees, 40 minutes, 11 seconds East, 230.18 feet from a point of curve, which last mentioned point is being measured along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.08 feet from the point of tangent on the Southeasterly side of Limerick Road (L.R. 46017); thence extending from said point of beginning and extending along the said Southwesterly side of Elio Circle the two following courses and distances, viz: (1) South 44 degrees, 40 minutes, 11 seconds East, 59.15 feet to a point of curve; and (2) measuring in a Southeasterly direction along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 34.88 feet to a point a corner of Lot No. 69 on said plan; thence extending along the line of said Lot No. 69, South 33 degrees, 54 minutes, 33 seconds, 123.55 feet to a point on the Northeasterly side of a 20 feet wide sanitary sewer easement as shown on said plan; thence extending along the said Northeasterly side of said easement, North 55 degrees, 30 minutes, 59 seconds West, 119.12 feet to a point a corner of Lot No. 71, aforesaid; thence extending along the line of said Lot No. 71, North 45 degrees, 19 minutes, 49 seconds East, 131.84 feet to a point on the Southwesterly side of Elio Circle, aforesaid, being the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Nadwodny and Maria C. Nadwodny, his wife, by Deed from Michael S. Nadwodny and Maria C. Nadwodny, (a/k/a, Marie C. Nadwodny), his wife, dated 04/15/1994, recorded 04/24/1994 in Book 5075, Page 1532.

Parcel Number: 37-00-00659-02-4.

Location of property: 104 Elio Circle, Royersford, PA 19468-1779.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael S. Nadwodny and Maria C. Nadwodny** at the suit of Citimortgage, Inc. Debt: \$210,054.26.

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

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

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

10-24683

ALL THAT CERTAIN lot or piece of ground, situate in the 7th Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, dated 3/4/1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Highland Road (50 feet wide), a corner of this and land recently conveyed to Karl E. Schoellkopf, et ux.; thence along said land of Schoellkopf, South 43 degrees, 37 minutes East, 107.50 feet to a point in line of land, now or late of Curtis Bickel; thence along the same, South 43 degrees, 05 minutes, 28 seconds West, 52.30 feet to a point, a corner of land, now or late of Russell E. Killian; thence along the same, North 44 degrees, 03 minutes West, 110.20 feet to a point, a corner on the Southeasterly side of Highland Road, aforesaid; and thence along the said side thereof North 45 degrees, 57 minutes East, 53.16 feet to the place of beginning.

BEING the same premises that Albert J. Stellabott, by Deed dated 1/15/2003 and recorded 2/26/2003 in the County of Montgomery (in Book 5447, Page 1712) granted and conveyed unto Angela L. Stellabott, his/her heirs and assigns, in fee.

Parcel Number: 16-00-15576-00-5.

Location of property: 212 Highland Road, Pottstown, PA 19464.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Angela L. Stellabott a/k/a Angela L. Stelabott** at the suit of Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. and f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$42,421.30.

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.

10-25750

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

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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Kathy Fitzcharles and Jason Jones** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Equity One ABS, Inc., Mortgage Pass-Through Certificates, Series 2004-3. Debt: \$245,737.12.

Nicole LaBletta, Attorney. I.D. #202194

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

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

10-28824

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Subdivision of Chestnut Woods, Inc., made for Clement/DelGrippe by Robert E. Blue, Consulting Engineers P.C. Blue Bell, Pennsylvania, dated 1/25/02 and last revised 4/29/03 and recorded in Plan Book A-61, Page 330 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clemens Circle (50 feet wide) a corner of this and Lot No. 13 on the above plan; thence extending along Lot No. 13, South 34 degrees, 15 minutes, 00 seconds East, 115.00 feet to a corner of Lot No. 13, 18 and 19; thence extending along Lot No. 19, South 55 degrees, 45 minutes, 00 seconds West, 147.83 feet to a point a corner of Lot No. 11, aforesaid; thence extending along Lot No. 11 North 34 degrees, 15 minutes, 00 seconds West, 115.00 feet to a point on the aforesaid side of Clemens Circle aforesaid; thence extending along Clemens Circle North 55 degrees, 45 minutes, 00 seconds East, 147.83 feet to a point a corner of Lot No. 13 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 12.

BEING the same premises which Chestnut Woods, Inc. by Deed dated February 25, 2005 and recorded March 2, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5545, Page 880, as Instrument Number 2005029922, granted and conveyed unto Ronald J. Carr and Andrea G. Carr, as Tenants by the Entirety, in fee.

Parcel Number: 63-00-02465-11-8.

Location of property: 118 Clemens Circle, West Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ronald J. Carr and Andrea G. Carr** at the suit of LSF8 Master Participation Trust, as Successor Plaintiff to Household Finance Consumer Discount Company. Debt: \$551,919.42.

Christina C. Viola, Attorney.

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

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

10-32205

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

BEGINNING at a stake on the Northwesterly side of Arch Street at the distance of sixty feet Southwesterly from Chestnut Street, a corner of this and Lot No. 91 and by said Lot No. 91 Northwesterly parallel to Chestnut Street, one hundred feet to a stake; thence Southwesterly, parallel to Arch Street twenty feet to a stake in line of Lot No. 93 now or Late of Philip Gilinger; thence by said Lot No. 93 parallel with the first line Southeasterly one hundred feet to a stake on the Northwesterly side of Arch Street aforesaid; thence along said Arch Street Northeasterly twenty feet to the place of beginning.

BEING known as Block 34, Unit 19.

BEING the same premises which Michael Marchese, by Deed dated 06/09/2008 and recorded 06/17/2 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5696, Page 1094, granted and conveyed unto Leah Holland.

Parcel Number: 13-00-02292-00-8.

Location of property: 621 Arch Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leah Holland** at the suit of U.S. Bank, National Association, as Trustee for Pennsylvania Housing Finance Agency. Debt: \$125,797.88.

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.

10-36002

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Joseph R. Corp, "Sugar Valley" Section No. 1 prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors dated January 31, 1974, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown Pennsylvania in Plan Book A-22, Page 69, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tricorn Drive (50 feet wide) said point being the 4 following courses and distances measured from a point of reverse curve on the Northwesterly side of Muhlenberg Drive (50 feet wide), viz: (1) leaving the said Northwesterly side of Muhlenberg Drive on the arc of a curve, curving to the left having a radius of 10 feet the arc distance of 14 8/10 feet to a point of tangent on the Southwesterly side of Tricorn Drive; (2) thence 1 degree, 10 minutes West along said side of Tricorn Drive the distance of 122.84 feet to a point of curve on same; (3) thence extending along said side of Tricorn Drive on the arc of a curve curving to the right having a radius of 500 feet the arc distance of 157.08 feet to a point of tangent on same and; (4) thence extending North 13 degrees, 10 minutes West along said side of Tricorn Drive the distance of 356.86 feet to the point of beginning; thence extending from said point of beginning South 76 degrees, 50 minutes West along Lot No. 7, as shown on said plan, the distance of 202.01 feet to a point a corner in line of lands of Pennsylvania Turnpike Commission, as shown on said plan; thence extending North 19 degrees, 29 minutes, 27 seconds West along said lands the distance 111.01 feet to a point a corner of Lot No. 9 as shown on said plan; thence North 76 degrees, 50 minutes East along Lot No. 9, the distance of 197.34 feet to a point on the aforesaid Southwesterly side of Tricorn Drive; thence extending South 13 degrees, 10 minutes East along the said side of Tricorn Drive, the distance of 100 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Timothy W. Jones and Marie M. Jones, husband and wife, by Deed dated 11/12/2004 and recorded 11/29/2004 in Montgomery County in Deed Book 5534, Page 1504, granted and conveyed unto Timothy W. Jones and Marie M. Jones, husband and wife, in fee.

SOLD subject to mortgage.

Parcel Number: 56-00-08904-05-8.

Location of property: 826 Tricorn Drive, Upper Gwynedd Township, Lansdale, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy W. Jones, Marie M. Jones and The United States of America** at the suit of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A., Successor to Commerce Bank/Pennsylvania, N.A. Debt: \$132,753.70.

Michael S. Bloom, Attorney.

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

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

10-36953

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Salford Pond" made for C&M Developers, Inc. prepared by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated 5/22/1990 and last revised on 8/17/1992 and recorded in Plan Book A-54, Page 127, as follows, to wit:

BEGINNING at a point, a corner of this and Lot No. 41 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 41 South 43 degrees, 21 minutes, 17 seconds West, 43.00 feet to a point, a corner in line of Lot No. 39; thence extending along the same North 46 degrees, 38 minutes, 43 seconds West, 43.00 feet to a point, a corner; thence extending North 43 degrees, 21 minutes, 17 seconds East, 43.00 feet to a point, a corner; thence extending South 46 degrees, 38 minutes, 43 seconds East, 43.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William G. Cornely and Arlene M. Dooley by Deed from Salford Pond Limited Partnership, a Pennsylvania Limited Partnership dated 05/20/1994 recorded 05/31/1994 in Deed Book 5079, Page 0798.

Parcel Number: 50-00-01630-55-2.

Location of property: 365 Lonely Goose Circle, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William G. Cornely** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2005-1 Mortgage Loan Asset-Backed Notes, Series 2005-1. Debt: \$174,575.36.

Nicole LaBletta, Attorney. I.D. #202194

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

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

11-00390

ALL THAT CERTAIN unit designated as Unit 149-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 plats and plans, bearing date 1/28/1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 2/3/1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated 2/26/1987 and recorded 3/3/1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium, dated 4/8/1987 and recorded 4/10/1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated 5/20/1987 and recorded 6/9/1987 in Deed Book 4840, Page 877, a Fourth Supplementary Declaration of Condominium dated 7/14/1987 and recorded 7/21/1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated 7/28/1987 and recorded 8/19/1987 in Deed Book 4848, Page 936.

UNDER AND SUBJECT to the burdens and together with the applicable of Declaration of Condominium of Forest Park, a Condominium, together with plats and plans, dated 11/27/1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 11/27/1985 in Deed Book 4785, Page 1772, which Declaration and plats and plans have since been amended by amendment to Declaration of Forest Park, a Condominium, dated 7/25/1986 and recorded 8/26/1986 in Deed Book 4810, Page 1664 and Second Amendment dated 10/22/1986 and recorded 11/21/1986 in Deed Book 4820, Page 770.

BEING the same premises which Glenn Kinckner and Robert Francis Morris, Jr., by Deed dated September 26, 2005 and recorded November 3, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5578, Page 257, granted and conveyed unto Richard Duemig and Francine Grove, as Tenants in Common.

Parcel Number: 63-00-09092-36-7.

Location of property: 312 Wendover Drive, Norristown, PA 19403, Unit 149-A.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Richard Duemig and Francine Grove, as Tenants in Common** at the suit of Wells Fargo Bank, N.A. Debt: \$157,896.72.

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.

11-01589

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania and described according to a plan of Hatboro Gardens made for Parkwood Homes Company by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 6th 1950 which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 2056, Page 601, as follows, to wit:

BEGINNING at a point on the Westerly side of Rorer Avenue (50 feet wide) which point is at the distance of 100 feet measured North 16 degrees, 20 minutes, 30 seconds East, along said side of Rorer Avenue from its intersection with the Northerly side of Drexel Road (50 feet wide) (both lines produced); thence extending from said beginning point, North 73 degrees, 28 minutes, 30 seconds West, 100 feet to a point; thence extending North 39 degrees, 39 minutes, 30 seconds West, 33 feet to a point; thence extending North 69 degrees, 49 minutes, 13 seconds East, 131.84 feet to a point on the Westerly side of Rorer Avenue aforesaid; thence extending along the same on a line curving to the right having a radius of 120 feet the arc distance of 97.85 feet to a point of tangent in the same; thence extending South 16 degrees, 20 minutes, 30 seconds West, still along the same 2.26 feet to the first mentioned point and place of beginning.

BEING Lot No. 66 as shown on said plan.

BEING the same premises which Ray Lee Barnes and Dean Thomas Barnes, Executors Under the Will of Marie A. Barnes, Deceased and Ray Lee Barnes and Dean Thomas Barnes, by Deed dated January 23, 2004 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 05495, Page 0511, granted and conveyed unto Dean T. Barnes and Victoria Barnes, husband and wife, in fee.

Parcel Number: 08-00-05107-00-6.

Location of property: 28 Rorer Avenue, Hatboro Borough, Hatboro, Montgomery County, PA 19040.

The improvements thereon are: A one and a half story cape cod dwelling containing 9 rooms, 4 bedrooms and 1 bath on a lot size of 97 x irregular.

Seized and taken in execution as the property of **Dean T. Barnes and Victoria Barnes, h/w** at the suit of Hatboro Federal Savings. Debt: \$252,987.07.

Douglas G. Thomas, Attorney. I.D. #19470

Above Property to be sold by **GREGORY L. WOMELSDORF, SHERIFF**.

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

11-02124

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan of Merrill Hills, made by C. Raymond Weir, Registered Professional Engineers, dated May 20, 1953, and revised November 23, 1953, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Hamilton Road (fifty feet wide) said point of tangent being at the distance of thirty-one and forty-one one-hundredths feet, measured on the arc of a circle curving to the right, having a radius of twenty feet, from a point of curve on the Southeasterly side of Merrill Road (fifty feet wide); thence extending South, fifty-three degrees, twelve minutes East, along the said side of Hamilton Road, two hundred feet to a point; thence extending South, thirty-six degrees, forty-eight minutes West, one-hundred fifty-five feet to a point; thence extending North fifty-three degrees, twelve minutes West, two-hundred twenty feet to a point on the Southeasterly side of Merrill Road, aforesaid; thence extending North thirty-six degrees, forty-eight minutes East, along the said side of Merrill Road, one-hundred thirty-five feet to a point of curve in the same; thence extending on the arc of a circle curving to the right, having a radius of twenty feet, the arc distance of thirty-one and forty-one one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot #31, as shown on the above mentioned plan.

BEING the same premises which Themis C. Pallas and Mary C. Pallas, by Deed dated June 3, 2008 and recorded June 5, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5695, Page 00153, granted and conveyed unto Norman E. Hofstetter and Shari L. Hofstetter, as Tenants by the Entirety.

Parcel Number: 39-00-01789-00-8.

Location of property: 512 Hamilton Road, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Norman E. Hofstetter and Shari L. Hofstetter, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$512,854.08.

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.

11-04518

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Milton B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania on 3/17/1910, as follows, to wit:

BEGINNING at a point in the center line of Kent Road at the distance of 387.63 feet measured southeast along the said center line of Kent Road from a spike set at the intersection of the center line of said Kent Road and Church Road; thence leaving said Kent Road North 53 degrees, 16 minutes East, 159.60 feet to a point in line of land now or late of S. E. Chichester; thence along the same South 24 degrees, 04 minutes East, 94.34 feet to a point; thence South 60 degrees, 30 minutes West, 137.50 feet to a point in the center line of Kent Road, aforesaid; and thence along the same the following courses and distances to wit: one the arc of a circle curving to the left with a radius of 282.33 feet, the arc distance of 20.92 feet and North 36 degrees 42 minutes, 36 seconds West, 46.97 feet to a point and on the arc of a circle curving to the right with a radius of 796.79 feet, the arc distance of 7.11 feet to the first mentioned point and place of beginning.

BEING the same premises which Valerie G. Hiscock, by Deed dated September 16, 2003 and recorded October 28, 2003 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5479, Page 205, granted and conveyed unto Paul A. Feaster and Marisa C. Feaster, husband and wife, as Tenants by the Entireties.

Parcel Number: 40-00-28624-00-1.

Location of property: 221 Kent Road, Ardmore, PA 19003.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Paul A. Feaster and Marisa C. Feaster, husband and wife, as Tenants by the Entireties** at the suit of Bank of America, National Association. Debt: \$891,240.33.

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.

11-05551

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

BEGINNING at a point on the North side of Chestnut Street, sixty (60) feet East from Manatawny Street of Mrs. Grover Ruder's land; thence, Eastwardly, along said Chestnut Street twenty-five (25) feet; thence Northwardly at right angles to Chestnut Street one hundred five (105) feet to the center of Goose Run; thence Westwardly along the same twenty-five (25) feet to a corner of this and lot of Mrs. Grover Ruder; thence along the said Ruder's Land Southwardly one hundred one (101) feet to the North side of Chestnut Street, aforesaid, the place of beginning.

BEING the same premises which Grace Newman, by Deed dated August 29, 2008, and recorded October 9, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5710, Page 1467, granted and conveyed unto Andrew L. Scarborough and Morgan Phillips Scarborough, h/w, as Tenants by the Entirety.

Parcel Number: 16-00-05868-00-2.

Location of property: 7 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Andrew L. Scarborough and Morgan Phillips Scarborough, h/w, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$114,290.32.

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.

11-05637

ALL THAT CERTAIN tract of land, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, as shown on plan of subdivision prepared for High Street Associates (Sheet 1 of 4) by Urwiler & Walter, Inc., dated November 3, 1989, last revised June 22, 1990, bounded and described, as follows, to wit:

BEGINNING at a concrete monument set on the Northerly right-of-way line (50 feet wide) of High Street and being on the Easterly side of Cedar Street (unopened, 20 feet wide). Said monument being the point of beginning for Lot 1; thence (A) along the said Cedar Street North 54 degrees, 59 minutes, 00 seconds West, 110.24 feet to an iron pin; thence (B) along the lands of now or late Falco in a Northeasterly direction North 48 degrees, 08 minutes, 00 seconds East, 51.51 feet to an iron pin; thence (C) along Lot No. 2 and passing through a dividing wall South 43 degrees, 44 minutes, 47 seconds East, 106.43 feet to an iron pin on the Northerly right-of-way line of High Street; thence (D) along the said right-of-way of High Street South 46 degrees, 15 minutes, 13 seconds West, 30.00 feet to the said point of beginning.

BEING known as Lot No. 1.

BEING the same premises which Community Housing Services, a Pennsylvania Corporation, by Deed dated March 26, 2007 and recorded April 2, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5641, Page 864, granted and conveyed unto Syreeta Davis and Henrietta L. Butler.

Parcel Number: 13-00-16796-10-2.

Location of property: 825 High Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Syreeta Davis and Henrietta L. Butler** at the suit of Wells Fargo Bank, N.A. Debt: \$200,666.69.

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.

11-06232

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Yorkshire Green" made by Sullivan Associates, Inc. Architects, Planners and Engineers, dated 7/24/1992 and last revised on 5/10/1993 and recorded in Plan Book A-54, Page 195, as follows, to wit:

BEING known as Lot No. 28, Building F, as shown on the above mentioned plan.

BEING the same premises which Yorkshire Green Company, Inc., a Pennsylvania Corporation, by Deed dated December 28, 1993 and recorded January 6, 1994 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5066, Page 597, granted and conveyed unto Stephen F. Mankowski.

Parcel Number: 08-00-06800-27-5.

Location of property: 162 Yorkshire Way a/k/a 162 Yorkshire Lane, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stephen F. Mankowski** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$53,934.28.

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.

11-09367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, known as No. 118 Elm Avenue, situate in the Village and **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of survey made by Charles D. Conklin, Jr. Civil Engineer, and dated the 19th day of September 1917, as follows, to wit:

BEGINNING at a point of the intersection of the Northwesterly side of Elm Avenue (50 feet wide) with the Northeasterly side of Beecher Avenue (50 feet wide); thence extending in front or breadth along the Northwesterly side of Elm Avenue, North 38 degrees, 58 minutes East, 27 feet 6 inches to a point and extending of that width in length or depth North 51 degrees, 2 minutes West along the Northeasterly side of Beecher Avenue and between the same and a line parallel thereto at right angles to Elm Avenue and for a part of the way through the middle of a certain party wall, 100 feet.

BEING the same premises which David W. Steele and Cheryl L. Steele, husband and wife, by Deed dated March 28, 2008 and recorded May 1, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5691, Page 00534, granted and conveyed unto William J. Battersby and Jacquelyn Mostiller, husband and wife.

Parcel Number: 31-00-09427-00-1.

Location of property: 118 Elm Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William J. Battersby and Jacquelyn Mostiller, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$247,144.95.

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.

11-10465

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 5712 Page 1963 designated as Unit No. 606 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%.

BEING the same premises which Chester View/Galman Associates, L.P., a Pennsylvania Limited Partnership, by Deed dated December 19, 2008 and recorded December 30, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5718, Page 798, granted and conveyed unto Ann Marie Nowicki.

Parcel Number: 37-00-01288-55-4.

Location of property: 606 Horseshoe Drive, Royersford, PA 19468.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Ann Marie Nowicki** at the suit of Wells Fargo Bank, N.A. Debt: \$177,754.14.

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.

11-11508

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Moreland Road Subdivision made by James H. Strothers Associates, Land Surveyors, dated April 22, 1976 and last revised June 2, 1976 and recorded in Plan Book A-29 Page 31, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate right-of-way line of Moreland Road (60 feet wide to the ultimate right-of-way line), said point of beginning being the three following courses and distances from a point of intersection which the center line of Moreland Road, aforesaid, makes with the center line of Maple Avenue, (1) North 55 degrees, 40 minutes West along the center line of Moreland Road, 118.16 feet to a point; (2) North 34 degrees, 20 minutes East, 30.00 feet to a point on the Northeasterly ultimate right-of-way line of Moreland Road, and (3) North 55 degrees, 40 minutes West along the Northeasterly ultimate right-of-way line of Moreland Road, 180.00 feet to the point and place of beginning, said point also being a corner of Lot Number 2, as shown on the above mentioned plan; thence extending from said point of beginning, North 55 degrees, 40 minutes West, still along the Northeasterly ultimate right-of-way line of Moreland Road, 80.00 feet to a point, said point also being a corner of Lot Number 4 on the aforementioned plan; thence along the same the two following courses and distances: (1) North 34 degrees, 20 minutes East, 80.00 feet to a point; and (2) North 00 degrees, 25 minutes, 45 seconds East, 100.99 feet to a point in line of lands now or late of Ernest Knoll; thence along same South 45 degrees, 03 minutes East, 85.00 feet to the point, a corner of Lot Number 2, aforesaid; thence along the same the two following courses and distances: (1) South 02 degrees, 49 minutes, 05 seconds East, 87.04 feet to a point; and (2) South 34 degrees, 20 minutes West 80.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 12,278 square feet, more or less.

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

Parcel Number: 36-00-08527-09-5.

Location of property: 514 West Moreland Avenue a/k/a 514 Moreland Avenue a/k/a 514 West Moreland Road, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Frank E. Whalen and Denise Whalen, husband and wife, as Tenants by the Entireties** at the suit of Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1. Debt: \$252,192.89.

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.

11-11595

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan for Lattanze Builders, Inc. prepared by A. W. Martin Associates Inc. Consulting Engineers dated 3/1/1973 recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-20, Page 96, as follows, to wit:

BEGINNING at a point on the Southeastly side of Pershing Street (originally 33 feet wide, but since widened at this point to a width of forty-one and fifty one-hundredths feet by the addition of eight and fifty one-hundredths feet on the Southeastly side thereof) (as shown on said plan); said point being at the distance of forty-four feet measured North 69 degrees, 12 minutes East along the said Southeastly side of Pershing Street, from its point of intersection with the Northeastly side of Holstein Street (40 feet wide); thence extending from said point of beginning North 69 degrees, 12 minutes East along said Southeastly side of Pershing Street the distance of 18 feet to a point a corner of Lot No. 21 as shown on said plan; thence extending South 20 degrees, 48 minutes East along Lot No. 21 and for a portion of the distance passing through the party wall of these premises with the party wall of the premises adjoining to the Northeast, the distance of ninety and sixty-five one-hundredths feet to a point a corner; thence extending South 74 degrees, 43 minutes, 30 seconds West the distance of eighteen and eight one-hundredths feet to a point a corner of Lot No. 23 as shown on said plan; thence extending North 20 degrees, 48 minutes West along Lot No. 23 and for a portion of the distance passing through the party wall of these premises with the party wall of the premises adjoining to the Southwest the distance of one hundred eighty-eight and ninety-one one-hundredths feet to a point on the said Southeastly side of Pershing Street, being the first mentioned point and place of beginning.

BEING Lot No. 22 as shown on above mentioned plan.

TOGETHER with the free and common right, use, liberty and privilege of an easement over and across the Northeastly most two and one-half feet of Lot No. 19 and Southwesterly most two and one-half feet of Lot No. 18, and the Southeastly most five feet of Lots No. 19, 20 and 21 as shown on said plan as a means of ingress, egress and regress to and from Pershing Street by foot, to the rear of the above described premises.

BEING the same premises which Steven M. Crowers and Jeanne M. Crowers, his wife, by Deed dated April 19, 2004 and recorded May 17, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5507, Page 1572, granted and conveyed unto Audrey M. Storey, as Sole Owner.

Parcel Number: 58-00-14506-02-5.

Location of property: 693 Pershing Street, Bridgeport, PA 19405.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Audrey M. Storey, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$151,632.42.

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.

11-11597

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision of Soco/Skardek Properties, made by Bursich Associates, Inc., dated January 23, 2002, last revised November 1, 2005, and recorded in Plan Book 27, Pages 412 to 415, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeastly side of Green View Drive (50 feet wide), said point being a corner of Lot No. 117 as shown on said plan; thence, extending from said point of beginning along the Northeastly side of Green View Drive, the two (2) following courses and distances: (1) North 41 degrees, 26 minutes, 13 seconds West, 64.11 feet to a point of curve; and thence, (2) on the arc of a circle curving to the right, having a radius of 125.00 feet, the arc distance of 39.54 feet to a point, a corner of Lot No. 142 as shown on said plan; thence, extending along the same, and along Lots No. 143, No. 144, No. 145, No. 146 and No. 147, North 87 degrees, 22 minutes, 44 seconds East, 146.23 feet to a point in line of open space "B" on said plan; thence, extending along the same, South 34 degrees, 30 minutes, 05 seconds East, 11.42 feet to a point, a corner of Lot No. 117 as shown on said plan; thence, extending along the same, South 48 degrees, 33 minutes, 47 seconds West, 118.76 feet to the first mentioned point and place of beginning.

BEING Lot No. 118 as shown on said plan.

BEING the same premises which T.H. Properties, a Pennsylvania Limited Partnership, by Deed dated April 18, 2008 and recorded May 6, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5691, Page 1920, granted and conveyed unto James Marshall.

Parcel Number: 60-00-02596-45-4.

Location of property: 62 Green View Drive, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James Marshall** at the suit of Wells Fargo Bank, N.A. Debt: \$313,683.39.

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.

11-12335

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate at the Southeast corner of Fourth Street and Montgomery Avenue in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan of building lots of Frank W. Scholl, dated December 31, 1947, being Lot No. 38 and the Western half of Lot No. 39 on said plan, as follows, to wit:

BEGINNING at an iron pin marking the intersection of the center line of Fourth Street (44 feet wide) and Montgomery Avenue (50 feet wide); thence along the center line of Montgomery Avenue North 54 degrees, 27 minutes East, the distance of 103 feet to a corner; thence through Lot No. 39 and along lands intended to be conveyed to Abraham C. Rosenberger, South 35 degrees, 33 minutes East the distance of 185.00 feet to the center line of a 20 feet alley; thence along the same, South 54 degrees, 27 minutes West, the distance of 99.12 feet to the center line of South Fourth Street; thence along the center line of the same North 36 degrees, 45 minutes West, the distance of 185.04 feet to the place of beginning.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Casey Chinh Nguyen, by Deed dated May 31, 2000 and recorded June 6, 2000 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5318, Page 2170, granted and conveyed unto Scott A. White and Sherry A. White.

Parcel Number: 21-00-05264-00-7.

Location of property: 402 Montgomery Avenue, Souderton, PA 18964.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Scott A. White and Sherry A. White** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$177,664.15.

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.

11-12361

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, comprising of Lot No. 10, part of Lot No. 11, on a certain plan of Forest Hills Manor, by Edward Pickering, Jr., dated 12/11/1940 bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Philmont Avenue also known as Bethayrea and Huntingdon Road (50 feet wide) at the distance of 210 feet Northeast of a point of tangent in the same, which point is at the arc distance of 15.71 feet along a line curving to the right having a radius of 10 feet from a point or curve in the Northeasterly side of the right-of-way of Hillside Avenue (50 feet wide); and extending thence North 10 degrees, 38 minutes West, 165.38 feet to a corner in the Southeasterly edge of the right-of-way of the aforementioned Hillside Avenue; thence extending by the same by a line curving to the left having a radius of 120 feet the arc distance of 38.50 feet to a corner; thence extending South 88 degrees, East 61.49 feet to a corner; thence extending South 10 degrees, 38 minutes East, 175.81 feet to a corner in the edge of the right-of-way of the aforementioned Philmont Avenue also known as Bethayrea and Huntingdon Road; thence extending by the same South 79 degrees, 22 minutes West, 90 feet to beginning.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Edward F. Nace, by Deed dated January 25, 2008 and recorded January 30, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5680, Page 1766, granted and conveyed unto Anat Yifrach.

Parcel Number: 41-00-06934-00-9.

Location of property: 3426 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Anat Yifrach** at the suit of Wells Fargo Bank, N.A. Debt: \$282,100.86.

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.

11-13557

ALL THAT CERTAIN message and lot or piece of land situated in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, and known as No. 327 Jefferson Street, in said Borough, bounded and described, as follows, to wit:

BEGINNING at a point in the Eastern curb line of Jefferson Street and land late of John Kehl, now F.A. Trexler; thence along said curb line North twenty-four degrees, West fifteen feet and one and one-half inches to a point in said curb line and land now or late of Allen S. Schantz; thence North sixty-six degrees East, running through the middle of the partition wall of this and the adjoining house on the North, two hundred and one feet to a point in the Western line of school alley; thence along the same South twenty-four degrees, East fifteen feet one and one-half inches to a point in the line of land of F.A. Trexler; thence along the same South sixty-six degrees, West two hundred and one feet to the place of beginning.

CONTAINING three thousand and seventeen square feet of land.

BEING the same premises which Randall S. Keeler and Karen J. Keeler, husband and wife, by Deed dated April 30, 1992 and recorded May 8, 1992 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5006, Page 369, granted and conveyed unto Mark D. Voels and Judith E. Voels, husband and wife, as Tenants by the Entireties.

Parcel Number: 06-00-01728-00-3.

Location of property: 327 Jefferson Street, East Greenville, PA 18041-1626.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark D. Voels and Judith E. Voels, husband and wife, as Tenants by the Entireties** at the suit of Wells Fargo Bank, N.A. Debt: \$89,866.65.

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.

11-24974

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, 2701 Narcissa Road, prepared by Czap/Specter, Inc., Consulting Engineers & Surveyors, for Gholam Reza Gholami, dated 5-17-2004 revised 11-15-2004 and recorded in Plan Book ___, Page ___, as follows, to wit:

BEGINNING at a point on the Southeastly side of Narcissa Road (60 feet Ultimate R/W), a corner of lands now or formerly of Frank J. and Adriane Johnson on said plan; thence extending from said beginning point and along Narcissa Road, the three following courses and distances, viz: (1) North 35 degrees, 22 minutes, 08 seconds East, 79.29 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 270.00 feet, the arc distance of 68.94 feet to a point of reverse curve; thence (3) on the arc of a circle curving to the left having a radius of 380.00 feet, the arc distance of 29.28 feet to a point, a corner of Lot No. 1 on said plan; thence leaving Narcissa Road and extending along Lot 1, the three following courses and distances, viz: (1) South 44 degrees, 25 minutes, 00 seconds East, 106.39 feet to a point; thence (2) South 74 degrees, 50 minutes, 00 seconds East, 61.58 feet to a point; thence (3) North 89 degrees, 50 minutes, 00 seconds East, 145.91 feet to a point in line of lands now or formerly of Township of Plymouth on said plan; thence extending along same, South 13 degrees, 03 minutes, 57 seconds West, 144.84 feet to a point, a corner of lands now or formerly of Johnson aforesaid; thence extending along same, North 74 degrees, 50 minutes, 10 seconds West, 374.29 feet to a point on the Southeastly side of Narcissa Road, the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Gholam R. Gholami by Indenture dated 12/12/2005, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5584/153, granted and conveyed unto Gholam R. Gholami, in fee.

TITLE TO SAID PREMISES IS VESTED IN Gholam R. Gholami and Kristene Krupa-Gholami, h/w, by Deed from Gholam R. Gholami and Kristene Krupa-Gholami, h/w, dated 03/13/2009, recorded 04/23/2009 in Book 5727, Page 2985.

Parcel Number: 49-00-08020-01-3.

Location of property: 2693 Narcissa Road, Plymouth Township, PA 19462.

The improvements thereon are: Two (2) story residential single family dwelling.

Seized and taken in execution as the property of **Gholam R. Gholami and Kristene Krupa Gholami** at the suit of Hudson City Savings Bank. Debt: \$878,365.15.

Robert W. Cusick, Attorney.

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

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

11-25031

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski, Danielle Zielinski and The United States of America c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of GMAC Mortgage, LLC. Debt: \$301,166.94.

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

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

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

11-26577

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

BEGINNING at a point on the Northwesterly sideline of Pennypacker Drive (varying width) said point being located the following 3 dimensions from the terminus of an arc of a circle, having a radius of 20.00 feet connecting the Southeasterly sideline of Pennypacker Drive (25 feet wide) with the Southwesterly sideline of Berger Lane (30 feet wide): (1) South 49 degrees, 37 minutes, 17 seconds West, 304.69 feet to a point of curvature; (2) extending along the arc of a circle of curving to the left having a radius of 87.00 feet the arc distance of 167.00 feet to a point; (3) North 80 degrees, 00 minutes, 00 seconds East, 95.50 feet to the place of beginning; thence extending along Lot #60, North 10 degrees, 00 minutes, 00 seconds West, 90.00 feet to a point in utility easement; thence extending through said easement, North 80 degrees, 00 minutes, 00 seconds East, 35.00 feet to a point in line of Lot #58; thence extending along said lot, North 10 degrees, 00 minutes, 00 seconds West, 90.00 feet to a point on the Northwesterly sideline of Pennypacker Drive; thence extending along said sideline South 80 degrees, 00 minutes, 00 seconds West, 35.00 feet to the point and place of beginning.

CONTAINING 3,150 square feet of land more or less.

BEING Lot No. 59 on said plan.

BEING the same premises which John T. Gaasche and Elizabeth P. Gaasche, husband and wife, and Herbert Gaasche and Irene Gaasche, husband and wife, by Deed dated October 24, 2003 and recorded December 9, 2003 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05485, Page 0256, granted and conveyed unto Kenneth E. Krause, as Sole Owner.

Parcel Number: 20-00-00382-72-3.

Location of property: 59 Pennypacker Drive, Schwenksville, PA 19473.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kenneth E. Krause, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$98,273.92.

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.

11-29185

ALL THAT CERTAIN tract or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan of subdivision made for Keyser Estate by Urwiler and Walter, Inc., dated 6/16/1971 and recorded in the Recorder of Deeds Office of Montgomery County in Plan Book "B" 20, Page 44, as follows, to wit:

BEGINNING at a point in the title line in the bed of Green Hill Road, a corner of Lot No. 2 on said plan; thence along the title line in Green Hill Road the three (3) following courses and distances: (1) North 68 degrees, 00 minutes, 30 seconds East, 118.89 feet to an iron pin, found; (2) South 34 degrees, 34 minutes, 40 seconds East, 153.66 feet to an iron pin, found; and (3) South 42 degrees, 32 minutes, 38 seconds East, 46.01 feet to an iron pin, found, near the Southwesterly side of said road; thence along the Westerly side of a 50 feet wide right-of-way along lands now or late Robert S. Gotwals, South 41 degrees, 57 minutes, 15 seconds East, 252.79 feet to iron pin, found; thence along lands now or late of P.K. Fisher Realty Corp., South 71 degrees, 22 minutes, 45 seconds West, 261.85 feet to a point, a corner of Lot No. 2, aforesaid; thence along Lot No. 2, North 21 degrees, 04 minutes, 10 seconds West, 415.30 feet to the first mentioned point and place of beginning.

PLAN Lot No. 1 on said plan.

BEING the same premises which Richard A. Williams, by Deed dated January 15, 2007 and recorded January 29, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5633, Page 840, granted and conveyed unto Scott R. Klee, as Sole Owner.

Parcel Numbers: 34-00-01988-00-3 (Parcel A) and 34-00-01987-25-6 (Parcel B).

Location of property: 267 Green Hill Road, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Scott R. Klee, as Sole Owner** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-4. Debt: \$436,914.48.

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.

11-29201

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Subdivision of "Windermere" made by Stout, Tacconnelli and Associates, Inc., dated 8/12/1996, last revised 9/30/1998 and recorded in Plan Book A-58, Page 170, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Windermere Drive said point being a Common Corner of Lots #52 and #50; thence from point of beginning and along Lot #50 South 29 degrees, 28 minutes, 12 seconds West, 240.00 feet to a point in line of Lot #57; thence along Lot #57 North 60 degrees, 31 minutes, 48 seconds West, 90.95 feet to a point and corner of Lot #53; thence along Lot #53 North 15 degrees, 03 minutes, 53 seconds East, 240.00 feet to a point on the Southwesterly side of Windermere Drive; thence along same on the arc of a circle curving to the right, having a radius of 240.00 feet the arc distance of 60.34 feet to a point; thence still along same South 60 degrees, 31 minutes, 48 seconds East, 90.95 feet to the first mentioned point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank S. Pileggi and Serafina A. Pileggi, as Tenants by the Entirety, by Deed from Anne M. Vaughan, dated 1/23/2003, recorded 2/10/2003 in Book 5445 Page 1623, Instrument #002930. Parcel Number: 66-00-00084-30-9.

Location of property: 60 Windermere Drive, Blue Bell, PA 19422-1448.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank S. Pileggi and Serafina A. Pileggi** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P. Debt: \$702,791.45.

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

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

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

11-29646

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery, County, Pennsylvania and described according to a certain plan thereof made for Leonard Blair, by Yerkes Engineering Company Civil Engineers and Surveyors dated November 12, 1962 and revised December 7, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-7, Page 17, as follows, to wit:

BEGINNING at a point on the Northwestern side of a cul-de-sac (of irregular width) at the end of Kathwood Lane, also on the Northeastly side of a certain 10.00 feet wide storm sewer easement said point being the six following courses and distances from a point of curve on the Northwestern side of Croton Road: (1) leaving Croton Road on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 10.33 feet to a point of tangent on the Southwesterly side of Kathwood Lane (50 feet wide); (2) North 25 degrees, 42 minutes 50 seconds West along the Southwesterly side of Kathwood Lane (50 feet wide) 287.93 feet to a point or curve on the same; (3) Northwesternly still along the Southwesterly side of Kathwood Lane (50 feet wide) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 29.02 feet to a point of tangent on the same; (4) North 16 degrees, 12 minutes, 50 seconds West still along the Southwesterly side of Kathwood Lane (50 feet wide) 67.18 feet to a point of curve on the same; (5) Northwesternly along the Southwesterly side of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 41.46 feet to a point of reverse curve on the same; and (6) Northwestwardly and Northeastwardly along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50.00 feet crossing the bed of the two aforesaid 10.00 feet wide storm sewer easement to the arc distance of 77.07 feet to a point of beginning thence extending from said point of beginning North 33 degrees, 43 minutes West along the Northeastly side of said easement 97.00 feet to a point on the Northeastly side of said easement, and angle in same; thence extending South 67 degrees, 52 minutes, 40 seconds West along the Northwesternly side of said easement 202.67 feet to a point; thence extending North 22 degrees, 07 minutes, 20 seconds West, 167.38 feet to a point; thence extending North 53 degrees, 28 minutes, 10 seconds East, 222.58 feet to a point; thence extending South 23 degrees, 46 minutes, 30 seconds East, 216.71 feet to a point; thence extending South 333 degrees, 43 minutes East, 95.00 feet to a point on the Northwesternly side of the aforesaid cul-de-sac; thence extending Southwesterly along the Northwesternly side of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distances of 20.57 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.000 acres.

BEING Lot Number 4 as shown on the above mentioned plan.

Parcel Number: 58-00-11689-00-7.

Location of property: 355 Kathwood Lane, Wayne, PA, Upper Merion Township, Montgomery County.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael C. Parella and Betsy H. Parella, a/k/a Betsy C. Parella** at the suit of Manufacturers and Traders Trust Company. Debt: \$528,847.05.

Eugene E. Pepinsky, Jr., Attorney.

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

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

11-30498

ALL THOSE TWO CERTAIN lots or pieces of ground, situated in **Abington Township**, in the County of Montgomery and State of Pennsylvania being Lots Nos. 185 and 186 on a plan of lots at Willow Grove, surveyed by Joseph W. Hunter Civil Engineer and recorded in the Office for the Recording of Deeds in and for the County of Montgomery aforesaid in Deed Book 403, Page 500, situate on the Southeasterly side of Summit Avenue (50 feet wide) at the distance of 150 feet Southwestwardly from the Southwesterly side of Decatur Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Summit Avenue 50 feet and extending of that width in length or depth between parallel lines at right angles thereto, Southeasterly 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Weldon and Wade L. Weldon, Sr., w/h, by Deed from Summit Properties 1, LLC, a Pennsylvania Limited Liability Company, dated 06/28/2005, recorded 07/19/2005 in Book 5562, Page 2485.

Parcel Number: 30-00-64024-00-8.

Location of property: 1627 Summit Avenue, Willow Grove, PA 19090-4615.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wade Weldon a/k/a Wade I. Weldon, Sr. and Jessica M. Weldon** at the suit of Citimortgage, Inc. Debt: \$249,708.55.

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

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

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

11-30549

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Master Subdivision Plan-Phase III prepared as part of Sheffield prepared for Danny Jake Corporation by Richard C. Mast Associates, P.C., Consulting Engineers, dated 1/12/2001 last revised 3/6/2003 and recorded in Plan Book A-61, Pages 271-275, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ruby Circle, said point being at a corner of Lot 65, as shown on the above mentioned plan; thence extending from said beginning point partly along the Northeasterly, Easterly and Southeasterly side of Ruby Circle the 2 following courses and distances: (1) North 46 degrees, 54 minutes, 1 seconds West, 35.67 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 150.82 feet to a point; thence extending South 87 degrees, 31 minutes, 16 seconds East, 82.84 feet to a point; thence extending South 46 degrees, 54 minutes, 1 seconds East, 105.62 feet to a point; thence extending South 43 degrees, 5 minutes, 59 seconds West, 115.00 feet to the point of beginning.

BEING Lot 64 as shown on above mentioned plan.

BEING the same premises which Aaron M. Miller, by Deed dated July 30, 2009 and recorded August 10, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5739, Page 02738, granted and conveyed unto Mark Johns.

Parcel Number: 32-00-06130-24-6.

Location of property: 1015 Ruby Circle, Gilbertsville, PA 19525-8416.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark Johns, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$306,486.83.

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.

11-33253

ALL THAT CERTAIN lot of ground, situate in **North Wales Borough**, being a portion of Lot No. 65 and Lot No. 66 on Plan of Lots of North Wales Building Association, beginning at an iron stake in the corner of Lot No. 66 adjoining a 20.00 feet alley and adjoining Lot No. 67 of the said Plan of Lots and being North 42 degrees, 00 minutes East, 150.00 feet from the point on the edge of Center Street; thence South 48 degrees, 00 minutes East, 180.00 feet to a point on the edge of Washington Avenue; thence South 42 degrees, 00 minutes West, 75.00 feet to a point in the corner of land to be conveyed to Bessie A. Saylor; being part of Lot No. 65 on the aforesaid Plan of Lots; thence North 48 degrees, 00 minutes West, 180.00 feet to a point at the edge of the 20.00 feet alley aforesaid; thence North 42 degrees, 00 minutes East, 75.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph W. Petto, III and Deborah A. Petto, his wife, by Deed from Mildred Benner, widow, dated 11/07/1985, recorded 11/14/1985 in Book 4784, Page 1224. Joseph W. Petto, III was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Joseph W. Petto, III's death on or about 10/15/2004, his ownership interest was automatically vested in Deborah A. Petta, the Surviving Tenant by the Entirety.

Parcel Number: 14-00-04632-00-7.

Location of property: 342 Washington Avenue, North Wales, PA 19454-3429.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah A. Petto** at the suit of Citimortgage, Inc. s/b/m to Citifinancial Mortgage Company, Inc. f/k/a Associates Home Equity Consumer Discount Company, Inc. Debt: \$33,286.66.

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.

11-33276

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of Sanatoga Commons II made by Conver and Smith Engineering, Inc., Spring City, Pennsylvania dated November 8, 1991 and last revised February 25, 1992 and recorded in Plan Book A-53, Page 210, bounded and described, as follows:

BEGINNING at a point on the Westerly side of Commons Drive (28 feet wide) a corner of this an Lot No. 38 on the above mentioned plan also being the Easterly side of a 10 feet wide multipurpose easement; thence extending along said drive and along said easement the two following courses and distances: (1) South 01 degrees, 49 minutes, 20 seconds East, 42.81 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 171 feet the arc distance of 47.02 feet to a point a corner of Lot No. 36 on the above mentioned plan; thence extending along Lot No. 37 North 59 degrees, 03 minutes, 57 seconds West crossing said easement 111.27 feet to a point a corner of Lot No. 40 on the above mentioned plan; thence extending along Lot No. 40 North 01 degrees, 49 minutes, 20 seconds West, 29.03 feet to a point a corner of Lot No. 39 on the above mentioned plan; thence extending along Lot No. 39 and also along Lot No. 40 aforesaid North 88 degrees, 10 minutes, 40 seconds East recrossing said easement 100.00 feet to a point on the aforesaid side of Commons Drive the first mentioned point and place of beginning.

BEING Lot No. 37.

Parcel Number: 42-00-01071-55-2.

Location of property: 53 Commons Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Allen E. Foster** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,063.40.

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.

11-33471

ALL THAT CERTAIN tract or parcel of land, situate in the Fifth (formerly Tenth) ward, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as Guldin & Saylor Plan of Lots as laid out by the late Ralph E. Shaner, Registered Engineer as of 1891, and surveyed as of March 9th, 1965 by Ralph E. Shaner & Son Engineering Company of Pottstown, Pennsylvania, and more fully described, as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southwesterly property line intersection of West Street (fifty feet wide) and another ordained street known as Hale Street (fifty feet wide); thence along the Westerly side of Hale Street, South forty-three degrees, thirty-two minutes West, sixty eight and sixteen one-hundredths feet to a corner of Lot No. 44; thence along the same, North forty-six degrees, twenty-eight minutes West, one hundred forty feet to a corner on the Easterly side of a given twenty feet wide alley, not ordained; thence along the same, North forty-three degrees, thirty-two minutes East, sixty-six and eighty-four one-hundredths feet to a corner on the Southerly side of West Street; thence along the same, South forty-seven degrees, no minutes East, one forty feet to the place of beginning.

BEING all of Lots No. 45 and 46 on a Plan of Lots as laid out by (Cyrus F. Guldin and the late Henry D. Saylor as of 1891).

BEING the same premises which Heywood L. Butler and Mary Butler, husband and wife, by Deed dated April 15, 1965 and recorded January 10, 1966 in and for Montgomery County, Pennsylvania, in Deed Book Volume 3412, Page 380, granted and conveyed unto William Henry Walton, Singleman.

Parcel Number: 16-00-12308-00-6.

Location of property: 469 Hale Street, Pottstown, PA 19464-4755.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William Henry Walton, Singleman** at the suit of Wells Fargo Bank, N.A. Debt: \$66,532.93.

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.

11-35080

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in West Norriton Gardens, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot 21 Block F, as shown on a Plan of Lots made by H.D. Herbert, Registered Professional Engineer, on 6/20/1947 and more particularly described and bounded, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sterigere Street (60 feet wide) a distance of 393.53 feet Northwestwardly from its intersection with the Northwesterly side of Forrest Avenue (50 feet wide); thence along Lot 22 South 41 degrees, 54 minutes West a distance of 176.98 feet to a point; thence along Lot 9 North 49 degrees, 6 minutes West a distance of 70 feet to a point; thence along Lot 20 North 41 degrees, 54 minutes East a distance of 183.29 feet to a point in the said Southwesterly side of Sterigere Street; thence along the same South 43 degrees, 13 minutes East a distance of 70.42 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barry D. Snyder and Kathleen M. Snyder, h/w, by Deed from Lucille M. Andrzejczyk, widow, dated 11/29/2004, recorded 12/21/2004 in Book 5537, Page 620.

Parcel Number: 63-00-08041-00-5.

Location of property: 1410 Sterigere Street, Norristown, PA 19403-2916.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barry D. Snyder and Kathleen M. Snyder** at the suit of Nationstar Mortgage, LLC. Debt: \$238,667.93.

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.

12-02298

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southerly side of Greenwood Avenue in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, known as Lot No. 9 on a certain plan of property of William K. Weber made by J. Walter Ruddach, Civil Engineer, on 4/11/1910 and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Greenwood Avenue at the distance of 253 feet Westwardly from the Westerly side of Glenside Avenue; thence by Lot No. 10 and passing through the center of a party wall of a twin dwelling house, South 13 degrees, 33 minutes East, 133.22 feet to a corner in line of other land now or late of William E. Weber; thence by same, South 76 degrees, 45 minutes West, 35 feet to a corner, in line of Lot No. 8; thence by same North 13 degrees, 33 minutes West 133.02 feet to the aforementioned Southerly side of Greenwood Avenue; thence by the same North 76 degrees, 27 minutes East, 35 feet to the place of beginning.

BEING the same premises which Theodore J. Pluta and Eileen C. Pluta, husband and wife, by Deed dated December 12, 2006 and recorded February 1, 2007 in. and for Montgomery County, Pennsylvania, in Deed Book Volume 5633, Page 02916, granted and conveyed unto William R. Miller, V and Nicole A. Miller, husband and wife, as Tenants by the Entirety.

Parcel Number: 31-00-12658-00-1.

Location of property: 122 Greenwood Avenue, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William R. Miller, V and Nicole A. Miller, husband and wife, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$254,475.04.

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.

12-02403

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Plymouth Meeting Park, **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof known as "Section No. 3 Plymouth Meeting Park" made by Damon and Foster, Civil Engineers, dated 6/20/1956 and revised 9/27/1956, as follows, to wit:

BEGINNING at point on the Northeasterly side of Kings Road (50 feet wide) said point being measured by the two following courses and distances from a point of curve on the Northwesterly side of Yellowstone Road (50 feet wide): (1) leaving Yellowstone Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of reverse curve on the Northeasterly side of Kings Road; and (2) Northwestwardly and Southwestwardly measured partly along the Northeasterly and partly along the Northwesterly side of Kings Road on the arc of a circle curving to the left having a radius of 200.85 feet the arc distance of 410.58 feet to the point of beginning; thence extending from said point of beginning measured along the Northeasterly side of Kings Road the two following courses and distances: (1) Southwestwardly on the arc of a circle curving to the left having a radius of 200.85 feet the arc distance of 37.10 feet to a point of tangent in the same; and (2) South 86°, 50' West, 29.58 feet to a point; thence extending North 3°, 10' West, 150 feet to a point; thence extending North 86°, 50' East, 86.53 feet to a point; thence extending South 4°, 17', 30" West, 153.71 feet to a first mentioned point and place of beginning.

BEING known as Lot No. 132 as shown on the above mentioned plan.

BEING the same premises which Harry W. Ash, Jr. and Dorine H. Ash, husband and-wife, by Deed dated 10/18/2004 and recorded 10/26/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5630, Page 1330, granted and conveyed unto Joselle F. Kurkowski.

Parcel Number: 49-00-06325-00-7.

Location of property: 110 Kings Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joselle F. Kurkowski a/k/a Joselle Kurkowski** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates. Debt: \$383,049.60.

Gregory Javardian, Attorney. I.D. #55669

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

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

12-02630

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, described according to a subdivision plan for Fran Lewandowski made by F.X. Ball Associates, Inc., Consulting Engineers and Surveyors, dated January 13, 1988 and last revised February 25, 1988 and recorded in Plan Book A-45, Page 356, described, as follows, to wit:

BEGINNING at a point on the Southeasterly legal right-of-way line of Abbeyview Avenue (38 feet wide) a corner of Lot 1 on said plan; thence extending from said point of beginning and along Abbeyview Avenue South 52 degrees, 19 minutes East, 15.00 feet to a corner of land now or late of Charles T. and Wanda C. Belzak; thence extending from Abbeyview Avenue and along said land South 38 degrees, 45 minutes, 00 seconds West, 122.04 feet to a point in line of land now or late of Elizabeth M. Place; thence along the same and along land now or late of Joseph A. and Michelina Sammaritano North 52 degrees, 19 minutes, 00 seconds West, 101.11 feet to a point on the Southeasterly side of Nash Street (40 feet wide); thence along the same North 38 degrees, 45 minutes, 00 seconds East, 50.01 to a corner of Lot 1 on said plan; thence extending from Nash Street and along Lot 1 on said plan the following 2 courses and distances: (1) South 52 degrees, 19 minutes, 00 seconds East, 86.11 feet to a point; (2) North 38 degrees, 45 minutes, 00 seconds East, 72.03 feet to a point on the Southwesterly side of Abbeyview Avenue being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Bryan C. Bell and Angela S. Bell, husband and wife, by Deed from Angela S. Bell, a married woman, dated 2/27/2006 and recorded on 3/10/2006 in the Montgomery County Recorder of Deeds in Book 5316, Page 1157, Instrument No. 2006029559.

Parcel Number: 59-00-00053-00-5.

Location of property: 202 Abbeyview Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bryan C. Bell and Angela S. Bell** 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 2007-12. Debt: \$376,680.15.

Robert W. Williams, Attorney.

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

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

12-02923

ALL THAT CERTAIN tract of land together with the improvements thereon erected, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of easements prepared for Pauline Fillman, by Urwiler and Walter, Inc., dated December 28, 1986, last revised March 25, 1987.

BEGINNING at a point on the Southwesterly side line of Summeytown Pike, Route 63 (40 feet wide), said point being located 427 feet more or less measured Southeastwardly from the intersection of said sidelines with the center line of Church Road; thence extending along the Southwesterly side line of Summeytown Pike, South 41 degrees, 18 minutes, 15 seconds East, 33.79 feet to a point in line of lands of Pauline Fillman (Lot No. 38); thence extending along said lands the following two (2) courses and distances: (1) South 55 degrees, 33 minutes, 47 seconds West, 166.00 feet to a point; (2) North 34 degrees, 26 minutes, 13 seconds West, 8.57 feet to a point in line of lands of David H. Marshall; thence extending along said lands, North 46 degrees, 47 minutes, 44 seconds East, 163.87 feet to a point and place of beginning.

CONTAINING 3.478 square feet of land, more or less.

UNDER AND SUBJECT to Agreements, Restrictions and Easements of Record.

BEING known as Lot No. 4.

TITLE TO SAID PREMISES IS VESTED IN Joseph S. Lee, by Deed from Robert E. Pepe, Jr. and Eileen P. Pepe, his wife, dated 06/28/2007, recorded 07/06/2007 in Book 5654, Page 481.

Parcel Number: 45-00-02752-00-2.

Location of property: 3177 Summeytown Pike a/k/a 3177 Main Street, Green Lane, PA 18054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph S. Lee** at the suit of Nationstar Mortgage, LLC. Debt: \$224,873.53.

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.

12-03299

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the Recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 8, 1980 in Deed Book 4523, Page 519 and First Amendment thereto dated November 30, 1980 and recorded on November 26, 1980 in Deed Book 4584, Page 98 and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980 in Condominium Plan Book 8, Page 1, 2 and 3 and a Code of Regulations dated December 27, 1979 and recorded May 5, 1980 in Deed Book 4523, Page 552 and an Amendment thereto dated November 24, 1980 and recorded in Deed Book 4584, Page 100, being and designed on Declaration Plan as Unit 338 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 .867568.

BEING the same premises which M.J. Patrick, Inc. by Deed dated 05/25/2007 and recorded 06/07/2007 in Montgomery County in Deed Book 5650, Page 492 granted and conveyed unto Stacey Solomon.

Parcel Number: 63-00-04864-83-3.

Location of property: 318 Centre Avenue, Unit #338 a/k/a Condominium 318, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stacey Solomon** 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: \$133,930.83.

Salvatore Filippello, 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.

12-05683

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by Herbert Hallman Metz, Registered Engineer of Lansdale, Pennsylvania, on September 2, 1950, as follows, to wit:

BEGINNING at a point in the center line of Cherry Lane (also known as Barren Hill Road or Spring Mill Road) (33 feet wide) at the distance of 3,516.24 feet more or less, measured along the various courses along the center line of Cherry Lane Westwardly from the intersection of the center line of said Cherry Lane with the center line of Hart Lane (33 feet wide); thence extending South 9 degrees, 4 minutes East along other lands of the Andorra Nurseries and crossing the Southerly side of Cherry Lane 571.43 feet to a point; thence extending North 50 degrees, 23 minutes West along lands now or late of Samuel F. Houston Estate 420.23 feet to a stone; thence extending North 9 degrees, 4 minutes West along lands of Edward C. Smith and crossing a stone on the South side of Cherry Lane 370.63 feet to a point in the center line of same; and thence extending along the center line of Cherry Lane South 76 degrees, 35 minutes East, 300.26 feet to a point and place of beginning.

CONTAINING three acres, more or less.

Parcel Number: 65-00-00466-00-9.

Location of property: 313 Barren Hill Road, Conshohocken, PA 19428-2405.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Morris Richfield, as Sole Owner** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSFB Mortgage Pass-Through Certificates, Series 2005-8. Debt: \$337,900.85.

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.

12-06352

ALL THAT CERTAIN, unit designated as Buildings No. 7, Unit No. 31-DON, being a unit in the Gwynedd Club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of the Gwynedd Club, a condominium, including plats and plans bearing dated the 21st day of November A.D., 1922 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895, Page 955 &c.

BEING the same premises which Diana Georgeou, by Deed dated April 26, 2010 and recorded May 4, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5765, Page 2015, granted and conveyed into January C. Introcaso.

Parcel Number: 56-00-01916-15-2.

Location of property: 31 Donovan Court, North Wales, PA 19454-4000.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **January C. Introcaso** at the suit of Wells Fargo Bank, N.A. Debt: \$190,533.38.

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..

12-07801

ALL THOSE TWO CERTAIN lots or pieces of land, with the message thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

TRACT No. 1 with the message thereon - Beginning at a point on the Southwesterly side of Wood Street at the distance of forty-four feet, two and one-half inches Northwesterly from the West corner of Wood and Locust Streets; thence Southwesterly parallel to Locust Street, along land of now or late of Charles V. Finley one hundred one feet, one inch to the Northeasterly side of a three feet wide alley laid out for the use of the properties abutting thereon forever by now or late of Samuel Roberts; thence along said side of said alley, Northwesterly twenty-three feet, ten and one-half inches to land of now or late of Lydia Jackson; thence Northeasterly parallel to Locust Street the line passing through the middle of the partition wall between this house and house of now or late of Lydia Jackson one hundred one feet, one inch to the Southwesterly side of Wood Street aforesaid and along the said side of Wood Street, Southeasterly twenty-three feet, ten and one-half inches to the place of beginning.

TRACT No. 2 - Beginning at a point on the Southwesterly side of a three feet wide alley (which alley runs in the rear of properties on Wood Street at the distance of one hundred one feet, one inch Southwesterly from the Southwest side of Wood Street from Locust Street, Northwesterly one hundred forty-three feet, six inches) at the distance of forty-four feet, two and one-half inches Northwesterly from the Northwest side of Locust Street; thence along said alley in rear of other property of now or late of Ida W. Friedebom, Northwesterly twenty-three feet, ten and one-half inches to land now or late of Scanlan; thence along said Scanlan's land, Southwesterly parallel with Locust Street twenty-two feet, five-eighths of an inch to land of now or late of Annie R. O'Neill; thence along said O'Neill's land, Southeasterly parallel to Wood Street twenty-three feet, ten and one-half inches to land now or late of Charles V. Finley; thence along said Finley's land Northeasterly twenty two feet, five-eighths of an inch to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jay M. Mock, Severalty, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., by Shameeka Harris, dated 09/10/2007, recorded 10/02/2007 in Book 5667, Page 166.

Parcel Number: 13-00-39472-00-7.

Location of property: 104 West Wood Street, Norristown, PA 19401-3310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jay Mock** at the suit of Nationstar Mortgage, LLC. Debt: \$78,848.74.

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.

12-09539

ALL THAT CERTAIN message or tenements and lot of land, situate in the 4th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 437 Laurel Street, bounded and described, as follows, to wit:

BEGINNING at a point in the North line of Laurel Street at the distance of 185 feet, 1 inch Westwardly from the Northwest corner of Washington and Laurel Streets; thence Northwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 14 feet, 9 inches to premises 435 Laurel Street adjoining to the West; thence Southwardly 140 feet to the North side of Laurel Street aforesaid; thence in part of said course and distance through the middle of the division or partition wall of this and House No. 435 Laurel Street; thence by the North side of Laurel Street Eastwardly 14 feet, 9 inches to the place of beginning.

BEING the same premises which Barbara J. Nester, by Deed dated March 10, 2006 and recorded June 12, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05604, Page 0585, granted and conveyed unto Pauline A. Barlow and Ryan J. Barlow, wife and husband, as Tenants by the Entirety.

Parcel Number: 16-00-18468-00-2.

Location of property: 437 Laurel Street, Pottstown, PA 19464-5934.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Pauline A. Barlow and Ryan J. Barlow, wife and husband, as Tenants by the Entirety** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2006-HE4. Debt: \$68,658.83.

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.

12-10536

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania, described according to a survey and plan thereof made on the 31st day of August A.D. 1931, as follows, to wit:

SITUATE on the Northeast side of Chelsea Road (50 feet wide) at the distance of 125 feet measured Northwestwardly along the said Northeast side of Chelsea Road from its intersection with the Northwesterly side of Euston Road (50 feet wide) if both were extended to intersect.

CONTAINING in front or breadth on the said Chelsea Road 24 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Chelsea Road 100 feet to the middle line of Trinity Drive 12 feet wide which extends Northwestward and Southeastwardly from the said Euston Road to Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN Denise Porter, by Deed from Everhome Mortgage Company, dated 01/10/2007, recorded 02/07/2007 in Book 5634, Page 2319.

Parcel Number: 31-00-05074-00-7.

Location of property: 1711 Chelsea Road, Elkins Park, PA 19027-1055.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Porter** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$169,902.73.

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.

12-10709

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. 3 101 et seq. by the Recording in the Montgomery County Recorder of Deeds Office of a Certain Declaration and Plan attached thereto dated 2/1/2000 and recorded 2/8/2000 in Deed Book 5306, Page 562 and re-recorded 3/29/2000 in Deed Book 5311, Page 1805 and a First Amendment to Declaration recorded 3/29/2000 in Deed Book 5311, Page 1999 and a Second Amendment recorded 4/18/2000 in Deed Book 5313, Page 2489 and Third Amendment recorded 7/21/2000 in Deed Book 5324, Page 598 and Fourth Amendment to Declaration recorded 8/2/2000 in Deed Book 5325, Page 2342 and Fifth Amendment to Declaration recorded 9/19/2000 in Deed Book 5332, Page 725 and re-recorded in Deed Book 5333, Page 954 and Sixth Amendment to Declaration recorded 10/3/2000 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 Tenth Amendment to Declaration recorded in Deed Book 5351, Page 271 and Eleventh Amendment to Declaration recorded in Deed Book 5354, Page 1542 and Twelfth Amendment to Declaration recorded in Deed Book 5355, Page 834 and Thirteenth Amendment to Declaration recorded in Deed Book 5369, Page 67 and Fourteenth Amendment to Declaration recorded in Deed Book 5369 Page 69 and Fifteenth Amendment to Declaration recorded in Deed Book 5370, Page 1929 and Sixteenth Amendment to Declaration recorded in Deed Book 5376, Page 1440 and Seventeenth Amendment to Declaration recorded in Deed Book 5379, Page 1150 and Eighteenth Amendment to Declaration recorded in Deed Book 5385, Page 636 and Nineteenth Amendment to Declaration recorded in Deed Book 5389, Page 1636, being designated as Unit No. 87 and Plats and Plans for Condominium dated 6/7/1999 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 as to the Unit, as more fully set forth in the Declaration and Plats and Plans and any Amendments thereto.

BEING the same premises which Tina Graf by Deed dated 8/21/2006 and recorded 9/6/2008 in Montgomery County in Deed Book 5615, Page 293 granted and conveyed unto Myung Sook Ko, and Kathy S. Ko, mother and daughter.

Parcel Number: 46-00-04142-18-6.

Location of property: 217 Warwick Way, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kathy S. Ko and Myung Sook Ko** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-33CB, Mortgage Pass-Through Certificates, Series 2006-33CB. Debt: \$334,813.57.

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.

12-13837

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

BEGINNING at the intersection of the Northwesterly side of a 40 feet wide street called Stewart Avenue with the Northeasterly side of a 40 feet wide street called Wharton Street formerly called Oak Street as shown on a Plan of Lots laid out by 'the Wharton Railroad Switch Company' a copy whereof is filed for reference in the Recorder's Office at Norristown; thence extending along said Wharton Street, formerly Oak Street, North 46 degrees, 2 minutes West, 60 feet to a corner in line of other land of said company whereof this was a part; thence by the same on a line at right angles to said Wharton Street formerly called Oak Street North 43 degrees, 58 minutes East, 150 feet to a corner; thence still by the same, on a line parallel with Wharton Street formerly called Oak Street South 46 degrees, 2 minutes East, 76.16 feet to a corner on the said Stewart Avenue; thence along the same, South 50 degrees, 7 minutes West, 150.87 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John J. Flaminio, by Deed from Gerald M. Nabit and Marlene Nabit, h/w, dated 06/09/1999, recorded 06/10/1999 in Book 5275, Page 333.

Parcel Number: 30-00-72140-00-1.

Location of property: 1903 Wharton Road, Jenkintown, PA 19046-2233.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Flamino** at the suit of Wells Fargo Bank, N.A. Debt: \$190,588.06.

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.

12-13980

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as 'Section No. 5, Whitemarsh Valley Farms', made by Alva L. Rogars, Civil Engineer and Surveyor, dated May 1st, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fields Drive (50 feet wide) said point being the five following courses and distances from a point of curve on the Southwesterly side of Presidential Drive (50 feet wide): (1) Leaving Presidential Drive, on the arc of a circle curving to the left having a radius of twenty feet, the arc distance of thirty-two and forty-three one-hundredths feet to a point of tangent on the Southeasterly side of Fields Drive; (2) South eighty-five degrees, forty-seven minutes, fifty-six seconds West along the Southwesterly side of Fields Drive, thirty-nine and ten one-hundredths feet to a point of curve of the cave; (3) Southwestwardly along the Southeasterly side of Fields Drive on the arc of a circle curving to the left, having a radius of five hundredths feet to a point of tangent on the same; (4) South seventy-three degrees, thirty-nine minutes, twelve seconds West, along the Southeasterly side of Fields Drive three hundred forty-seven and twenty-one one-hundredths feet to a point of curve on the same; and (5) Southwestwardly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly side of Fields Drive, on the arc of a circle curving to the right having a radius of three hundred and fifteen feet to an arc distance of one hundred forty and fifty-six one-hundredths feet to the place of beginning.

THENCE extending from said point of beginning, South nine degrees, thirteen minutes, seven seconds West, two hundred ninety-two and fifty-eight one-hundredths feet to a point; thence extending South sixty-nine degrees, twenty-five minutes, forty-six seconds West, sixteen and forty one-hundredths feet to a point; thence extending North forty-six degrees, eleven minutes, forty-eight seconds West, two hundred fifty-nine and sixty one-hundredths feet to a point; thence extending North forty-three degrees, forty-eight minutes, twelve seconds East, two hundred nine and eighty-five one-hundredths feet to a point on the Southwesterly side of Fields Drive, aforesaid; thence extending Southeastwardly along the Southwesterly side of Fields Drive, aforesaid; thence extending Southeastwardly along the Southwesterly side of Fields Drive, on the arc of a circle curving to left, having a radius of three hundred fifteen feet, the arc distance of one hundred eleven and fifteen one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Brady, Jr., by Deed from Mary Jane Brady, dated 07/24/2003, recorded 08/20/2003 in Book 5469, Page 1967.

Parcel Number: 65-00-03694-00-3.

Location of property: 4112 Fields Drive, Lafayette Hill, PA 19444-1530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph L. Brady, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$275,552.14.

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

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

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

12-14169

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

BEGINNING at a stake a point on the Northeast corner of Evans Street and a 20 feet wide alley called Rowen Alley; thence along alley Eastward 36 feet to line of land now or late of Martha L. Shoomaker, deceased; thence extending along said land Northwardly 42 feet to a stake a point marking a corner in said land; and thence Westwardly 6 feet along the same to another corner in said land and the hereby granted premises; thence Northward along the same 11 feet, 11 inches to a stake the point in line of said land and thence Westwardly along the line dividing the hereby granted premises from land now or late of Amandus W. Leutenslager 30 feet to Evans Street aforesaid; thence Southwardly along said Evans Street 53 feet, 10 inches to the point and place of beginning.

BEING the same premises which Virginia A. Franke, by Deed dated July 29, 2005 and recorded September 6, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5569, Page 1488, granted and conveyed unto M. David Pell, Jr. and Jennifer D. Pell, as Tenants by the Entirety.

Parcel Number: 16-00-07468-00-4.

Location of property: 120 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **M. David Pell, Jr. and Jennifer D. Pell, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$100,632.97.

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.

12-14843

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

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

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

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

Location of property: 252 Lexington Road, Schwenksville, PA 19473-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Teri L. Walter and Michael F. Collier** at the suit of JP Morgan Chase Bank, National Association. Debt: \$107,766.55.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, SHERIFF**.

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

12-14944

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 Southeasterly side or line of Stanbridge Street at the distance of 469 feet, 8 inches Southwestwardly from Marshall Street (said point being 465 feet, 8 inches from Old Marshall Street by a previous survey); thence extending from said point of beginning at right angles to said Stanbridge Street Southeastwardly along the lot now or late of Emma L. Bean, 152.33 feet to the Northwesterly side of a 25 feet wide alley; thence extending along the same Southwestwardly 21.00 feet more or less to a corner of a lot now or late of Winfield S. Weber; thence extending along the same Northwestwardly the line passing through the middle of a partition wall between the house now being conveyed and the adjoining house of Winfield S. Weber 152.33 feet to Stanbridge Street aforesaid; thence extending along the said Southeasterly side of said Stanbridge Street Northeastwardly 21.00 feet more or less to the first mentioned point and place of beginning.

BEING the same premises which Shawn Tammaro and Gerald Tammaro, by Deed dated March 19, 2008 and recorded March 25, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5686, Page 01508, granted and conveyed unto Timothy A. Newlin and Shawn B. Condran, as Joint Tenants With the Right of Survivorship.

Parcel Number: 13-00-34604-00-6.

Location of property: 540 Stanbridge Street, Norristown, PA 19401-5526.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Timothy A. Newlin and Shawn B. Condran, as Joint Tenants With the Right of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$152,089.24.

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.

12-15326

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a survey thereof made April 18, 1964 by Haggerty and Hagan Inc., and recorded in Montgomery County in Plan Book C-3, Page 79, July 9, 1964 as follows, to wit:

BEGINNING at a point on the Northeast side of Hillthorpe Avenue (40 feet wide) at the two following distances from the intersection of the center line of Hillthorpe Avenue and Grovania Avenue (40 feet wide) South 47 degrees, 1 minute East along the center line of Hillthorpe Avenue 83.04 feet to a point; thence North 46 degrees, 36 minutes East, crossing Hillthorpe Avenue to a point on the Northeast side of Hillthorpe Avenue 20.04 feet and place of beginning; thence from place of beginning North 46 degrees, 36 minutes East, 105.21 feet to a point; thence South 47 degrees, 1 minute East, 50.12 feet to a point; thence South 46 degrees, 36 minutes West, 105.21 feet to a point on the Northeast side of Hillthorpe Avenue; thence along said side of Hillthorpe Avenue North 47 degrees, 1 minute West, 50.12 feet to the first point and place of beginning.

Vested by Quit Claim Deed, dated 08/21/2003, given by Joseph S. Klem, Linda J. Klem to Joseph S. Klem and Linda J. Klem as Tenants by the Entirety, their heirs and assigns and recorded 11/6/2003 in Book 05480, Page 0693, Instrument #200361721.

Parcel Number: 30-00-29676-00-3.

Location of property: 2243 Hillthorpe Avenue, Abington, PA 19001-3208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph S. Klem and Linda J. Klem** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-3, Mortgage Pass-Through Certificates, Series 2006-3. Debt: \$271,518.78.

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.

12-15411

ALL THAT CERTAIN lot or piece of land with the messuage thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania and being Lot No. 128 on a plan of lots as laid out by David H. Rose in said Township, bounded and described, as follows:

BEGINNING at a point on the Northwest side of Forrest Avenue at the distance of nine hundred six and thirty-eight one-hundredths feet Northeast from the Northeast side of Ridge Turnpike Road or Main Street, a corner of this and other land of said Harvey H. Martin; thence along the same, the line passing partly through the middle of the partition wall of the house on this and the house on said Martin's other land Northwest one hundred forty-four and forty-two one-hundredths feet to the Southeast side of a twenty feet wide alley; thence along said side of said alley, Northeast twenty feet to a point a corner of this and land of Silas C. Albright; thence along the same Southeast one hundred forty-four and forty-two one-hundredths feet to the Northwest side of Forrest Avenue; aforesaid; thence along said side of Forrest Avenue, Southwest twenty feet to the place of beginning.

BEING the same premises which William C. Falco and Constance Falco, husband and wife by Deed dated 6/20/1994 and recorded 6/22/1994 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5081, Page 1820 granted and conveyed unto William M. Barber. And the said William M. Barber departed this life on 8/9/1998, vesting title solely in Terresa Barber and the Unknown Heirs of William M. Barber as Surviving Tenants by the Entireties as of the date of his death.

Parcel Number: 63-00-02380-00-5.

Location of property: 453 North Forrest Avenue, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of William M. Barber, Deceased and Terresa Barber, Solely in Her Capacity as Heir of William M. Barber, Deceased** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$54,477.72.

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.

12-16271

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

BEING known and designated as Lot No. 65 as shown and delineated on that certain Record Plan (Sheets. 1, 2, 3 & 4) for "The Estates at Huntingdon Valley) Lower Moreland Township, Montgomery County) Pennsylvania," prepared by Boucher and James, Inc., Consulting Engineers, Planners, Land Surveyors, dated September 1, 2000, revised to September 6, 2002 and recorded September 26, 2002 in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-61, Pages 9 through 12.

TITLE TO SAID PREMISES IS VESTED IN Louisa Kipervas and Dmitry Kipervas by Deed from K. Hovnanian at Lower Moreland II, L.L.C., dated April 8, 2005 and recorded April 15, 2005 in Deed Book 05550, Page 1065.

Parcel Number: 41-00-08867-36-2.

Location of property: 2760 Sunflower Way, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louisa Kipervas and Dmitry Kipervas** at the suit of Citibank, N.A. as Trustee for the Holders of the SASCO 2005-15 Trust c/o Bank of America. Debt: \$515,225.75.

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.

12-16914

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a Plan thereof known as 'Subdivision Plan of Portion of Merrill Hills', made by C. Raymond Weir, Registered Professional Engineer, dated 1/30/1952 and revised 3/27/1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roberts Road (50 feet wide) at the distance of 180 feet measured on a bearing of North 78 degrees, 57 minutes, 30 seconds East along the said side of Roberts Road from a point of tangent in the same, said point of tangent being at the distance of 51.41 feet measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Northeasterly side of Bethlehem Pike (60 feet wide); thence extending North 11 degrees, 2 minutes, 30 seconds West, 209.77 feet to a point; thence extending North 36 degrees 13 minutes East, 177.21 feet to a point; thence extending South 16 degrees, 12 minutes, 30 seconds East, 328.19 feet to a point on the Northwesterly side of Roberts Road, aforesaid; thence extending Southwestwardly along the said side of Roberts Road on the arc of a circle curving to the right having a radius of 785 feet the arc distance of 70.79 feet to a point of tangent in the same; thence extending South 78 degrees, 57 minutes, 30 seconds West still along the said side of Roberts Road 89.01 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 15, as shown on the above mentioned plan.

UNDER AND SUBJECT to agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Gerald M. Parisi and Caprice Anne Parisi, by Deed from Gerald M. Parisi and Caprice Anne Parisi, dated 05/11/2006, recorded 06/06/2006 in Book 5603, Page 1029.

Parcel Number: 39-00-03754-00-5.

Location of property: 705 Roberts Road, Ambler, PA 19002-2635.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerald M. Parisi and Caprice Anne Parisi** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$326,369.70.

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.

12-17227

ALL THAT CERTAIN single brick message or tenement and lot of land, situate on the East side of Evans Street, between Jefferson Avenue and Oak Street, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being No. 386 North Evans Street, bounded and described, as follows, to wit:

BEGINNING at a point on the east side of said Evans Street, distance of three hundred forty-three feet, four inches, North of the North line of Jefferson Avenue a corner of this and land, late of William D. Hertzog, now or late of Charles A. Schmearer; thence by said land Eastwardly one hundred eighty-five feet to a twenty feet wide alley; thence Northwardly by the same eighteen feet, nine inches (erroneously omitted on prior deed) to a ten feet wide alley; thence by the same Westwardly one hundred eighty-five feet more or less to the East line of Evans Street aforesaid; thence by the same Southwardly thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric B. Burton and Tonya M. Burton, by Deed from Scott D. Hurley, by his Attorney in Fact Gwendolyn B. Arcadia, agent, dated 02/10/2006, recorded 03/06/2006 in Book 5592, Page 1388.

Parcel Number: 16-00-07588-00-1.

Location of property: 386 North Evans Street, Pottstown, PA 19464-5330.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tonya M. Burton and Eric M. Burton a/k/a Eric Burton** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc., Trust 2006-HE4. Debt: \$125,590.17.

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

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

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

12-19508

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

BEGINNING at a point on the Northeasterly side of Second Street, at a corner of this and House No. 37 East Second Street, said point of beginning being 196 feet, 1 inch from the Northwest corner of York and Second Streets; thence along said House No. 37 East Second Street passing in part of said course and distance through the middle of a partition wall North 35 degrees, 29 minutes East, 140 feet to the Southerly side of a twenty feet wide alley; thence along the same North 54 degrees, 26 minutes West, 14 feet, 9 inches to a point, a corner of this and House No. 33 East Second Street; thence along the same South 35 degrees, 29 minutes West, 140 feet to the Northeasterly side of Second Street, aforesaid; thence along the same South 54 degrees, 26 minutes East, 14 feet, 9 inches to the first mentioned point and place of beginning.

SAID DESCRIPTION being according to a Survey and Blueprint made and dated December 17, 1946, by George F. Shaner, R. E.

Parcel Number: 16-00-25296-00-5.

Location of property: 35 East Second Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Stephen M. Amenta** at the suit of Pottstown Borough Authority. Debt: \$1,112.93.

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.

12-20121

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the Northeast corner of Spruce and East Streets, being known as 601 Spruce Street, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northeast corner of Spruce and East Streets (sometimes called the Northwest corner); thence Northwardly along said East Street 140.00 feet, more or less, to a stake at the South side of Union Street; thence by the same, Eastwardly 60.00 feet, more or less, to a stake a corner Lot No. 91, now or late of John C. Smith; thence by the same Southwardly 140.00 feet, more or less, to a stake at the North side of Spruce Street; thence along the same, Westwardly 60.00 feet, more or less, to the place of beginning.

BEING Lot No. 89 and 90 on Plan of Missimer Farm Town Lots.

TITLE TO SAID PREMISES IS VESTED IN Allen M. Craft and Stefanie P. Plagens, by Deed from Richard R. Detwiler and Eileen I. Detwiler, a/k/a, Eileen J. Detwiler, h/w, dated 06/29/2006, recorded 07/12/2006 in Book 5607, Page 2257.

Parcel Number: 16-00-28152-00-2.

Location of property: 601 Spruce Street, Pottstown, PA 19464-4623.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allen M. Craft and Stefanie P. Plagens** 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: \$169,082.14.

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.

12-20605

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a certain Plan of Property of Gladwyne Estate, Inc., made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors dated April 10, 1956, as follows, to wit:

BEGINNING at a point in the center line of Proposed Briar Hill Road (50 feet wide) said point being the two following courses and distances measured along the center line of Proposed Briar Hill Road from its point of intersection with the extended center line of Proposed Winston Road (50 feet wide) (leaving Proposed Winston Road) Northeastwardly on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 147.92 feet to a point of compound curve; and (2) Northeastwardly and Northwestwardly on the arc of a circle curving to the left having a radius of 330.00 feet the arc distance of 254.96 feet to the point of beginning; thence extending from said point of beginning Northwestwardly along the center line of Proposed Briar Hill Road on the arc of a circle curving to the left having a radius of 330.00 feet the arc distance of 32.93 feet to a point; thence extending North 80 degrees, 56 minutes East crossing the Northwesterly side of Proposed Briar Hill Road partly through a Proposed Storm Sewer Easement also crossing a certain easement for proposed future sanitary sewer 692.31 feet to a point on the Southwesterly side of the Schuylkill Expressway (120 feet wide); thence extending South 36 degrees, 03 minutes, 40 seconds East along Southwesterly side of the Schuylkill Expressway 134.00 feet to a point; thence extending South 47 degrees, 32 minutes, 30 seconds West, 274.42 feet to a point; thence extending South 80 degrees, 54 minutes West recrossing the aforesaid easement for proposed future sanitary sewer 115.39 feet to a point; thence extending North 11 degrees, 14 minutes West crossing the aforesaid easement for proposed future sanitary sewer 250.61 feet to a point; thence extending South 80 degrees, 56 minutes West recrossing the aforesaid easement for proposed future sanitary sewer also recrossing the Northeastly side of Proposed Briar Hill Road 373.01 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.846 acres.

BEING Lot Number 17 as shown on the above mentioned plan.

AND also the full, free and uninterrupted right, liberty and privilege to place, renew, relocated, operate and maintain upon, over, under, and across Lot 16 such facilities as shall be necessary to supply the Grantee, his successors and assigns with electricity, gas and telephone service, together with the right of ingress and egress and the right to trim and keep trimmed in a workmanlike manner all trees to the extent deemed necessary by the Grantee to provide sufficient clearance for the protection of the aforesaid facilities and together with the right to attach said facilities to the buildings erected or to be erected on said premises.

AND ALSO twenty-five in Lot 16, running from Lot 17 along the West side of Lot 16 for a length of approximately 400.84 feet to Winston Road over which said area of 20 foot strip, the Grantee, his heirs, executors, administrators and assigns, shall have an easement for ingress and egress with the right to enter upon said strip of ground to clear it and pave it and maintain it as a driveway provided however that the present and future owners of Lot 16 shall be entitled to use the driveway in common with the said Grantee herein upon their payment to the said Grantee, his heirs, executors, administrators and assigns, one-half the cost of clearing, paving, improving and maintaining which the said Grantee, his heirs, executors, administrators and assigns shall have expended from the time of this Deed until the time of proposed use by the owner of Lot 16 and provided that after said initial payment by the owner of Lot 16, the expenses of maintaining or otherwise constructing the said driveway shall always equally be borne by the owners of Lots 17 and Lot 16, their respective successors in title and assigns.

BEING the same premises which Adolf Sehring, by Deed dated March 11, 1987 and recorded in the Montgomery County Recorder of Deeds Office on March 20, 1987 in Deed Book 4832, Page 865, granted and conveyed unto Egidio Mestichelli and Carmela Mestichelli, husband and wife.

Parcel Number: 40-00-07128-00-5.

Location of property: 1611 Briar Hill Road, Gladwyne, PA 19035.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Egidio Mestichelli and Carmela Mestichelli** at the suit of Citibank, N.A., as Trustee for WaMu Series 2007-HE2 Trust. Debt: \$623,162.41.

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.

12-22228

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, situate on the Northern side of Cherry Lane, East of Moser Road, in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being further known as Lot No. 50 as shown on Plan of "Rosemont", said plan being recorded in the Records Office for Montgomery County at Norristown, in Deed Book No. 1437, Page 601, more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the North line of Cherry Lane at a corner of Lot No. 49; thence along Lot No. 49, North 44 degrees, East 100 feet to a corner of Lot No. 55; thence along Lot No. 55 North 46 degrees, West 50 feet to a corner of Lot No. 51; thence along Lot No. 51 South 44 degrees, West 100 feet to a point in the North line of Cherry Lane; thence along the same South 46 degrees, East 50 feet to the place of beginning.

BEING the same premises which Ruth Elizabeth Copenhafer and Kenneth Stauffer, Co-Executor of the Estate of Florence Stauffer, Deceased by Deed Dated 6/12/1998 and recorded 6/19/1998, in Montgomery County in Deed Book 5229 on Page 1535, granted and conveyed unto Russell J. Scavello and Melanie L. Miller, in fee.

BEING the same premises that Melanie L. Miller a/k/a Melanie L. Scavello was Ordered to convey in fee simple to Russell J. Scavello, her former husband, on August 9, 2011, by the Honorable Kelly C. Wall, said Order being docketed in the Montgomery County Court of Common Pleas, Pennsylvania, at Docket No. 2006-23449.

BEING the same premises that Honorable Kelly C. Wall has Ordered shall be conveyed by Melanie Miller a/k/a Melanie L. Scavello through the Prothonotary of Montgomery County acting as her authorized agent, to Russell J. Scavello, and that the said Prothonotary of Montgomery County is Mark Levy.

Parcel Number: 16-00-04596-00-5.

Location of property: 1409 Cherry Lane a/k/a 1400 Cherry Lane, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Melanie L. Scavello a/k/a Melanie L. Miller and Russell J. Scavello** at the suit of Pennymac Corporation. Debt: \$185,735.56.

Craig Oppenheimer, Attorney.

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

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

12-23051

ALL THAT CERTAIN hereinafter particularly mentioned and described lot or piece of land or parcel of real estate together with the building and improvement thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, mentioned and described, as follows:

BEGINNING at a point a corner of the East side of North Evans Street dividing lands of this and Nelson Trout; thence Northwardly along the East line of Evans Street twenty (20) feet, three inches to a corner of land now and house recently conveyed to George B. Fox; and thence extending Eastwardly along the same one hundred twenty-two feet, one and one-half inches to a ten feet wide alley; thence Southwardly along the same twenty feet to a corner; thence Westwardly along this and land of the said Nelson Trout one hundred and eighteen feet, nine inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jorge G. Velez, by Deed from Elizabeth M. Baum, dated 09/21/1995, recorded 09/26/1995 in Book 5126, Page 1151.

Parcel Number: 16-00-07504-00-4.

Location of property: 228 North Evans Street, Pottstown, PA 19464-5314.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jorge G. Velez** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank. Debt: \$39,903.93.

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.

12-23065

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a Certain Plan thereof known as Plan of Lots made for A. L. Budd Corporation, by George B. Mebus, Inc., Engineers, dated June 1, 1960, and revised April 11, 1962, said plan recorded in Plan Book A-6, Page 114, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Swade Road (fifty feet wide), said point being the three following courses and distances from a point of curve on the Northwesterly side of Paper Mill Road (fifty-five feet wide): (1) leaving Paper Mill Road on the arc of a circle curving to the left, having a radius of twenty-five feet, the arc distance of

thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southwesterly side of Swade Road; (2) North forty-six degrees, twenty-three minutes, thirty seconds West, along the Southwesterly side of Swade Road one hundred thirty-one and eighty-nine one-hundredths feet to a point of curve on the same; and (3) Northwestwardly, still along the Southwesterly side of Swade Road on the arc of a circle curving to the right, having a radius of four hundred seventy-five feet, the arc distance of twenty-two and thirty-one one-hundredths feet to the point of beginning; thence extending from said point of beginning, South forty-six degrees, seventeen minutes, fifty-six seconds West, one hundred forty-eight and fifty-one one-hundredths feet to a point; thence extending North fifty degrees, one minute, ten seconds West, one hundred four and forty-nine one-hundredths feet to a point; thence extending North fifty-five degrees, thirty-five minutes, thirteen seconds East, one hundred sixty-eight and forty-five one-hundredths feet to a point on the Southwesterly side of Swade Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Swade Road on the arc of a circle curving to the left, having a radius of four hundred seventy-five feet, the arc distance of seventy-seven feet, to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Benjamin P. Buono and Alma T. Friedberger, by Deed from David Ford Abernethy and Phyllis K. Simon, dated 07/26/2007, recorded 08/13/2007 in Book 5660, Page 661.

Parcel Number: 52-00-17200-00-1.

Location of property: 703 Swade Road, Glenside, PA 19038-7344.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benjamin P. Buono and Alma T. Friedberger** at the suit of Santander Bank, formerly known as Sovereign Bank, N.A. Debt: \$448,611.52.

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

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

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

12-24022

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

BEGINNING at a point a corner in the dividing line between Lots 10 and 11, Section E, on Plan of Hatboro Terrace, said point being South forty-four degrees, fifty-six minutes East, seventy-one and seven one-hundredths feet from a point on the Southeasterly side of Springdale Avenue fifty feet wide, which point is at the distance of four hundred twenty-nine feet Southwest of the Southwesterly side of County Line Road, forty-one and five-tenths feet wide; thence from said point of beginning, along land recently conveyed to now or late Mary McNeill, South forty-four degrees, fifty-six minutes East, one hundred feet to a point; thence through land of the Hatboro Borough Authority, whereof this was a part the two following courses and distances; South forty-five degrees, eighteen minutes West, seventy-five feet and North forty-four degrees, fifty-six minutes West, one hundred feet to a point, the rear corner of Lots 7 and 8, Section E, on said plan; thence along the rear of Lots 8, 9 and 10, Section E, now or late the property of Walter E. Kneezel and about to be conveyed to the above grantees, North forty-five degrees, eighteen minutes East, seventy-five feet to the point of beginning.

AND ALSO ALL THOSE CERTAIN lots or pieces of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, being Lots Nos. 8, 9 and 10 Block E, on a certain plan of lots made for Edward H. Bussinger and J. Raymond Bussinger, by Edward Pickering, Jr., Surveyor, August 28, 1925, which plan is recorded at Norristown, Pennsylvania in Deed Book No. 971, Page 600 and later revised changing the name of Bonair Avenue to Terrace Road, bounded and described according thereto, as follows:

BEGINNING at a point in the Southeasterly side of Springdale Avenue (fifty feet wide) at a distance of four hundred twenty-nine feet Southwestwardly from the intersection of the Southeasterly side of Springdale Avenue and the Southwesterly side of the County Line Road (forty-one and five-tenths feet wide); thence along the Southeasterly side of Springdale Avenue South forty-five degrees, four minutes West, seventy-five feet to a corner of Lot No. 7 Block E; thence by the same South forty-four degrees, fifty-six minutes East, seventy and seventy-eight one-hundredths feet to a corner; thence North forty-five degrees, eighteen minutes East, seventy-five and three one-hundredths feet to a corner of Lot No. 11, Block E; thence by the same North forty-four degrees, fifty-six minutes West, seventy-one and seven one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John J. Driscoll a/k/a John J. Driscoli, as Sole Owner, by Deed from Kurt L. Scheffler and Anayansi M. Scheffler, dated 08/26/2005, recorded 09/15/2005, Book No. 05670, Page 2951.

Parcel Number: 08-00-05542-00-3.

Location of property: 460 Springdale Avenue, Hatboro, PA 19040-2245.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Driscoll a/k/a John J. Driscoli** 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 2005-14. Debt: \$248,842.91.

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.

12-24209

ALL THAT CERTAIN contiguous lots or pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania and recorded at Norristown, Pennsylvania, 7/12/1919 in Deed Book 732, Page 600, as follows:

BEGINNING at a point, being the intersection of the middle lines of Central Avenue (formerly Avenue "C") and Woodrow Avenue (40 feet wide each).

CONTAINING together in front or breadth on the said middle line of Central Avenue, Southwestwardly 80 feet (Lot #1642 having a frontage of 40 feet including therein the Southwesternmost half of the bed of Woodrow Avenue and Lots Nos. 1643 and 1644 each having a front of 20 feet) and extending together of that width in length or depth Northwestward between lines at right angles to the said Central Avenue and along the said middle line of Woodrow Avenue 140 feet.

TITLE TO SAID PREMISES IS VESTED IN Adam R. Okula, by Deed from David Wolner and Constance Wolner and Ellen Wolner, dated 07/29/2008, recorded 08/11/2008 in Book 5703, Page 1738.

Parcel Number: 30-00-74356-00-8.

Location of property: 2900 Woodrow Avenue, Glenside, PA 19038-1709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adam R. Okula** at the suit of Wells Fargo Bank, N.A. Debt: \$265,950.20.

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.

12-24248

ALL THAT CERTAIN lot or piece of ground, with a frame bungalow erected thereon, situate in **Douglass Township**, Montgomery County, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in line of lands of late William Y. Cleaver; thence along the same South forty-one and one-quarter degrees East, fifty-nine feet to a corner of lands of Curtis Fronheiser; thence along the same South forty-five and one-half degrees West, ninety feet and one inch to a corner of lands of Edward Lenhart; thence along the same North forty-one and one-quarter degrees West, sixty-one feet to a corner in line of other lands of Edward Lenhart; thence along the same North forty-seven degrees, East ninety feet and one inch to the place of beginning.

TOGETHER with the exclusive right to use the following described property and any buildings erected thereon, for the Grantees, their heirs and assigns, said exclusive right to be perpetually an exclusive right to be used by the Grantees herein, their heirs and assigns, forever:

ALL THAT CERTAIN parcel of land situated in **Douglass Township**, Montgomery County, Pennsylvania. Described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 966-0A, dated September 22, 1978. Bounded on the North and East by the remaining land of Betty S. Cleaver, on the South by the Lot No. 18 on the above mentioned plan (other land of Betty S. Cleaver), on the West by the land of Frank W. and Dolores A. Fritz, being more fully described, as follows:

BEGINNING at a point, a corner of this and Lot No. 18 on the above mentioned plan and the land of Curtis F. and Vivian D. Fronheiser, being located 282.15 feet from a point in the bed of Congo Road measured in a Northwesterly direction; thence from the point of beginning along Lot No. 18 North 45 degrees, 15 minutes, 05 seconds, 59.02 feet to an iron pin set, a corner of this and the land of Frank W. and Dolores A. Fritz, the line passing through a frame shed; thence along the land of Frank W. and Dolores A. Fritz, North 45 degrees, 30 minutes East, 30.72 feet to an iron pin set, a corner of this and the remaining land of Betty S. Cleaver; thence along the remaining land of Betty S. Cleaver the next three courses and distances, to wit: (1) South 42 degrees, 22 minutes, 49 seconds East, 25.66 feet to an iron pin set, a corner; (2) South 20 degrees, 44 minutes, 20 seconds East, 35.07 feet to an iron pin set, a corner; (3) South 40 degrees, 36 minutes, 10 seconds West, 14.92 feet to the point of beginning.

BEING the same premises which David F. Bechtel, Jr. and Rosemarie C. Bechtel, his wife, by Deed dated 06/21/1994 and recorded 09/07/1994 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5090, Page 451, granted and conveyed unto David F. Bechtel, Jr.

Parcel Number: 32-00-05364-00-4.

Location of property: 12 Wilson Avenue, Douglass Township, Montgomery County, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David F. Bechtel, Jr.** at the suit of Berks-Montgomery Municipal Authority. Debt: \$2,496.17.

Jeffrey C. Karver, 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.

12-24819

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, dated July 6th, 1951, as follows, to wit:

BEGINING at a pin in the center line of a public road leading from State Highway Route 113 to Salford Church (thirty-three feet wide), a corner of this and of Robert Y. Ziegler, et ux.; thence along said Ziegler's land,

South forty-two degrees, West, two hundred feet to an iron pin, a corner of land of Harvey L. Clemmer, of which this was a part; thence along the same, North forty-eight degrees, twenty-five minutes West, one hundred feet to an iron pin, a corner; thence still along said Clemmer's land, North forty-two degrees, East two hundred feet to a pin in the center line of the highway aforesaid; thence in and through the center line of said highway. South forty-eight degrees, twenty-five minutes East, one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Cole and Jessica L Cole, h/w, by Deed from Deana Bartleson, dated 02/20/1998, recorded 02/25/1998 in Book 5217, Page 603.

Parcel Number: 50-00-03004-00-6.

Location of property: 538 Oak Drive, Harleysville, PA 19438-2227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Cole and Jessica L. Cole** at the suit of JP Morgan Chase Bank, National Association. Debt: \$66,555.10.

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.

12-24920

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of 'Salford Pond' made for C & M Developers, Inc. prepared by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated 5/22/1990 and last revised on 8/17/1992 and recorded in Plan Book A- 54, Page 127, as follows, to wit:

BEGINNING at a point, a corner of this and Lot No. 62 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 62 North 02 degrees, 00 minutes, 00 seconds West, 43.00 feet to a point, a corner in line of Lot No. 60; thence extending along the same North 88 degrees, 00 minutes, 00 seconds East, 43.00 feet to a point, a corner; thence extending South 02 degrees, 00 minutes, 00 seconds East 43.00 feet to a point, a corner; thence extending South 88 degrees, 00 minutes, 00 seconds West, 43.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 61, as shown on said 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 dated 9/30/1992, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5020, Page 2275 &c., and any Amendments to the said Declarations, as the same may be duly adopted, from time to time.

THE GRANTEE, for and on behalf of the Grantee, its Heirs, Personal Representatives, Successors and Assigns, by acceptance and recordation of this Indenture, acknowledge that this conveyance is subject in every respect to the aforesaid Declarations, and any and all Amendments and Supplements thereto; the Rules and Regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of Salford Pond Homeowner's Association, and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a Covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as the same may be Amended to Supplemented, from time to time.

TITLE TO SAID PREMISES IS VESTED IN Arthur T. Leonard, III and Lynda M. Hearn, by Deed from John J. Benavage and Cynthia L. Benavage, dated 10/10/2008, recorded 10/17/2008 in Book 5711, Page 361.

Parcel Number: 50-00-03447-29-2.

Location of property: 348 Pondview Drive, Harleysville, PA 19438-4304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur T. Leonard, III and Lynda M. Hearn** at the suit of Branch Banking and Trust Company. Debt: \$205,589.72.

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

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

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

12-25067

ALL THAT CERTAIN parcel of ground consisting of Lot No. 264 and one-half of Lot No. 262 on a Plan of Lots laid out by Jacobs and Bodey on the Coates Farm in **Bridgeport Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Prospect Avenue, at the distance 370 feet Southwesterly from the Southwesterly side line of Fraley Street; thence at right angles to Prospect Avenue Southeasterly, the line running through the middle of Lot No. 262, 120 feet to a point; thence Southwestwardly, parallel with Prospect Avenue, 30 feet to a point; thence at right angles to Prospect Avenue, the line dividing Lot No. 264 and Lot No. 266 on said plan, 120 feet to the aforementioned side of Prospect Avenue; thence Northeastwardly along the said side of Prospect Avenue 30 feet to the place of beginning.

BEING the same premises which Antonio Soccorso Storti by Deed dated 2/20/2000 and recorded 4/10/2008 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5688, Page 01582 granted and conveyed unto Frank E. Herman, III, as sole owner.

Parcel Number: 02-00-04648-00-3.

Location of property: 336 Prospect Avenue, Bridgeport, PA 19405.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Frank E. Herman, III** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$223,395.03.

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.

12-25870

A - ALL THAT CERTAIN two and one-half lots or pieces of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known and designated as the Northerly half of Lot No. 59 and the whole of Lots Nos. 56 and 57 in Block "B" on plan of Wayne Terrace, said plan recorded in Deed Book No. 858, Page 600 at Norristown, Pennsylvania and more particularly described, as follows, to wit:

BEGINNING at a point on the Northwest side of Buttonwood Street, at the distance of 96.67 feet Northeasterly from the Northeast side of James Street, a corner of those and land about to be conveyed to Theodore J. Mack and Violet M. Mack, his wife; thence extending along said land Northwest 120.6 feet to a point on the Southeast side of a 20 feet wide alley; thence extending along the said alley Northeasterly 50 feet to a point, a corner of those and land of John H. Moll and Anna, his wife; thence extending along said Moll's land Southeasterly 120.6 feet to a point on the Northwest side of said Buttonwood Street; thence extending along said side of said Buttonwood Street, Southwest 50 feet to the first mentioned point and place of beginning.

B - BEGINNING at a point on the Northwest side of Buttonwood Street, at the distance of 146.67 feet Northeast of James Street; thence Northwest along land of Ceasar Caprotti, 120.6 feet to the Southeast side of Alley; thence along said alley Northeast 20 feet to a corner; thence along land, being #1017 Buttonwood Street, Southeast passing through partition wall 120.61 feet to Buttonwood Street; thence along Buttonwood Street, Southwest 20 feet to beginning.

BEING the same premises which Christine Tolbert as agent for Stephen A. Tolbert, by Deed dated 6/15/2006 and recorded 8/3/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5610, Page 2710, granted and conveyed unto Rachael V. Dzedzy and James J. McLaughlin.

Parcel Number: 13-00-06068-00-3.

Location of property: 1015 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachel V. Dzedzy and James J. McLaughlin** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. Debt: \$189,017.47.

Gregory Javardian, Attorney. I.D. #55669

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

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

12-26134

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Subdivision Suburban Greens made for Suburban Greens, Inc. by Haggerty, Boucher, and Hagan, Inc., Engineers, dated October 3, 1957, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book No. A4, Page 20, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac (of irregular width) at the end of Circle Drive (intended to be dedicated) in the center line of a certain twenty feet wide right-of-way for drainage, said point being the five following courses and distances from a point of compound curve on the Northeasterly side of Rye Valley Drive (fifty feet wide): (1) leaving Rye Valley Drive on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-two and fifteen one-hundredths feet to a point of tangent on the Southeasterly side of Circle Drive (fifty feet wide); (2) North fifty-three degrees, seventeen minutes, fifteen seconds, East along the Southeasterly side of Circle Drive one hundred twenty-five and ninety-seven one-hundredths feet to a point of curve on the same; (3) Northeastwardly still along Southeasterly side of Circle Drive on the arc of a circle curving to the right having a radius of four hundred seventy-five feet the arc distance of fifty-three and eighty-nine one-hundredths feet to a point of tangent on the same; (4) North fifty-nine degrees, forty-seven minutes, fifteen seconds East along the Southeasterly side of Circle Drive one hundred forty-eight and ninety one-hundredths feet to a point of curve on the same; and (5) Northeastwardly and Eastwardly partly along the Southeasterly and partly along the Southerly side of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of sixty-feet crossing the Southwest side of the aforesaid twenty feet wide right of way for drainage the arc distance of thirty-eight and seventy-one hundredths feet to the point of beginning; thence extending from said point of beginning Eastwardly along the Southerly side of the aforesaid cul-de-sac and partly through the bed of the aforesaid twenty feet wide right-of-way for drainage on the arc of a circle curving to the right having a radius of sixty feet the arc distance of right and thirty-two one-hundredths feet to a point of reverse curve on the Southerly side of the aforesaid cul-de-sac; thence extending Eastwardly and Northwardly partly along the Southerly and partly along the Easterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of sixty feet partly through the bed of the aforesaid right-of-way for drainage and crossing the Northeasterly side of same also crossing certain stream the arc distance of ninety-three and thirty-eight

one-hundredths feet to a point on the Easterly side of the aforesaid cul-de-sac; thence extending North fifty-one degrees, fifty-two minutes, four seconds East, one hundred seventy and twenty-six one-hundredths feet to a stone; thence extending South thirty-one degrees, six minutes East, one hundred four and eighty-five one-hundredths feet to a point; thence extending South forty degrees, twenty minutes West recrossing the Northeastly side of the aforesaid right-of-way for drainage and along the head of same two hundred seventeen and one one-hundredths feet to a point in the bed of the aforesaid right-of-way for drainage; thence extending North forty-nine degrees, thirty-six minutes West partly through the aforesaid right of way for drainage of irregular width and partly along the center line of sale twenty feet wide recrossing the aforesaid stream one hundred sixty-nine and fifteen one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 14 as shown on the above mentioned plan.

BEING the same premises which Sean B. Reiter and Susan Kauffman Reiter, husband and wife, by Deed dated October 25, 2003 and recorded in the Montgomery County Recorder of Deeds Office on March 26, 2004 in Deed Book 5501, Page 959, granted and conveyed unto Eleni Tsintzira and Periklis Zisis, wife and husband.

Parcel Number: 41-00-02074-00-9.

Location of property: 2089 Circle Drive, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Periklis Zisis and Eleni Tsintzira** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-A Under the Pooling and Servicing Agreement dated January 1, 2006. Debt: \$423,786.99.

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.

12-26257

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

BEGINNING at a point in the middle of the Green Lane Road at a corner of this and lot of Fred Verger distant 376 feet North from land now or late of Isaac Brant; thence North 88 degrees, 40 minutes East, a distance of 402 feet, 2 inches to a corner of Brant's land; thence along the same North 46 degrees, 5 minutes East, a distance of 109 feet to a corner of land now or late of E.R. Brown; thence South 88 degrees, 40 minutes West, a distance of 483 feet, 6 inches to the middle of the Greene Lane Road aforesaid; thence along the same South 1 degree, 20 minutes East, a distance of 76 feet to the point or place of beginning.

ALSO ALL THE Right, Title and Interest in and to That Certain Lot or piece of land, designated as Lot Sanatoga, Green Lane Road, **Lower Pottsgrove Township**, County of Montgomery, and State of Pennsylvania, said parcel of land being more fully described, as follows:

BEGINNING at a corner, a point on the East side of Green Lane Road, dividing this and the adjoining property on the South now owned by Reuben Hall; thence Eastwardly along said property 150 feet to the center of a twenty (20') feet wide given alley; thence Northwardly along said alley, thirty (30') feet to a point a corner of this and other land owned by Elmer H. Brown; thence Westwardly one hundred fifty (150') feet to the aforesaid Green Lane Road; thence Southwardly along said Green Lane Road, thirty (30') feet to the place of beginning.

Parcel Number: 42-00-03295-00-2.

Location of property: 180 South Pleasantview Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Matthew Paul Appleton and Danielle E. Appleton, Jamie Ann Marie Appleton and Samantha Jo Appleton** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,545.21.

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.

12-30306

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described according to an "As-Built Plan" of Valley Road Townhouses made for Colonial Village, for Axelrod Construction Company, made by Urwiler and Walter, Inc., Sumnertown, Pennsylvania, dated April 7, 1975 as follows, to wit:

BEGINNING at a point on the Southeastly side of Valley Road (82.00 feet wide) said point being at the distance of 114.00 feet measured South 65 degrees, 53 minutes, 50 seconds West along the Southeastly side of Valley Road from its point of intersection with the Southwesterly side of Colonial Drive (82.00 feet wide).

CONTAINING in front or breadth Southwestwardly along the Southeastly side of Valley Road 32.00 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Valley Road 101.50 feet.

BEING Lot No. 210 as shown on the above mentioned plan.

BEING the same premises which Lloyd Michaels, by Deed dated May 26, 2006 and recorded June 16, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5604, Page 2041, granted and conveyed unto James R. Tarantino and Melissa J. Tarantino, as Tenants by the Entirety.

Parcel Number: 06-00-03892-00-8.

Location of property: 712 Valley Road, East Greenville, PA 18041-1728.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James R. Tarantino and Melissa J. Tarantino, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$127,695.18.

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.

12-30310

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a plan or survey thereof made by Oliver I. King, Registered Professional Engineer on January 21, 1942, as revised December 1, 1945, as follows, to wit:

BEGINNING at a point in the center line of Byberry Road (thirty-three feet wide) at the distance of one hundred sixty-three and fifty-five one-hundredths feet Southeast from the Southeasterly side of Foxchase and Huntington Turnpike (as widened to a width of fifty feet by the Pennsylvania Department of Highways); thence along the said center line of Byberry Road South forty-nine degrees, thirteen minutes East, one hundred thirty feet to a point; thence South forty degrees, forty-seven minutes West, one hundred seventy-four and seventy-five one-hundred feet to a corner; thence North forty-nine degrees, thirteen minutes West, one hundred thirty-five and twenty-four one-hundredths feet to a corner; thence North forty-two degrees, thirty minutes East, one hundred seventy-four and eighty-three one-hundredths feet to a point in the aforesaid center line of Byberry Road the first mentioned point and place of beginning.

BEING the same premises which Yuliya Levit by Deed dated 01/30/2004 and recorded 11/23/2004 in Montgomery County in Deed Book 05634, Page 522 granted and conveyed unto Richard Hantman.

Parcel Number: 41-00-01642-00-9.

Location of property: 1080 Byberry Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard Hantman and The United States of America** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1. Debt: \$481,196.96.

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.

12-30651

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Norristown Borough**, County of Montgomery, and State of Pennsylvania being more particularly described, as follows:

BEGINNING at a point on the Northeast side of Marshall Street, 120 feet Southeast of Noble Street a corner of these and Lot No. 261 owned by the late Angelica Besemer; thence Northeasterly along said Lot No. 261, 140 feet to an alley on said plan laid out 20 feet wide; thence along belonging to late Angelica Besemer Southwesterly 140 feet to Marshall Street aforesaid; and along the same Northwesterly 20 feet to the place of beginning.

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

BEING the same land and premises which became vested in Marya Wisniewski, by deed from Robert J. Pesavento and Steve F. Torok, dated 11/14/2002, recorded 2/20/2003, in the Montgomery County Clerk/Register's Office in Deed Book 5446, Page 2347.

Parcel Number: 13-00-25716-00-2.

Location of property: 923 West Marshall Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mary A. Wisniewski** at the suit of TD Bank, N.A. Debt: \$124,893.76.

Phillip D. Berger, Attorney.

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

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

12-32385

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and State Pennsylvania and described according to a Certain Plan thereof known as Plan and Profile of Laurel Lane made by Herbert H. Metz, Inc., Registered Engineers dated June 19, 1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Laurel Lane (50 feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side of Wissahickon Avenue (50 feet wide): (1) leaving Wissahickon Avenue on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 22.14 feet to a point of tangent on the Northwesterly side of Laurel Lane; and (2) South 39 degrees, 48 minutes West along the Northwesterly side of Laurel Lane 206 feet to the point of beginning.

CONTAINING in front or breadth Southwestwardly along the Northwesterly side of Laurel Lane 70 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Laurel Lane 145 feet.

BEING Lot Number 22 as shown on the above mentioned plan.

BEING the same premises which Ronald L. Ziegler, Executor of the Estate of Laverne M. Ziegler, deceased, by Deed dated September 23, 1994 and recorded October 4, 1994 in Montgomery County in Deed Book 5092, Page 2468 granted and conveyed unto Larry A. Bollens and Tracy E. Bollens, husband and wife, in fee.

Parcel Number: 11-00-08988-00-1.

Location of property: 226 Laurel Lane, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Larry A. Bollens and Tracy E. Bollens** at the suit of JP Morgan Chase Bank, National Association. Debt: \$305,614.00.

Lisa Lee, Attorney. I.D. #78020

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

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

12-32536

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

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

BEING Lot No. 56 on said plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

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

Michael McKeever, Attorney. I.D. #56129

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

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

13-00255

Premises "A"

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

BEGINNING at a point formed by the intersection of the Southeasterly side of Woodlawn Avenue (50 feet wide) with the Northeasterly side of Towanda Avenue (50 feet wide) not legally opened; thence extending along the Southeasterly side of Woodlawn Avenue North 38 degrees, 5 minutes East, 100.03 feet to a point; thence extending South 50 degrees, 30 minutes East, 152.47 feet to a point; thence extending South 39 degrees, 30 minutes West, 100 feet to a point on the Northeasterly side of Towanda Avenue (50 feet wide) (not legally opened); thence extending along the Northeasterly side of Towanda Avenue North 50 degrees, 30 minutes West, 150 feet to the first mentioned point and place of beginning.

Premises "B"

ALL THAT CERTAIN piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania and described, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Woodlawn Avenue (50 feet wide) with the Northeasterly side of Towanda Avenue (50 feet wide); thence extending from said point of beginning South 50 degrees, 30 minutes East along the Northeasterly side of Towanda Avenue 150 feet to a point; thence extending South 39 degrees, 30 minutes West through the bed of Towanda Avenue 25 feet in the center line of same; thence extending North 50 degrees, 30 minutes West, along the center line of Towanda Avenue 150 feet more or less to a point on the extended Southeasterly line of Woodlawn Avenue; thence extending North 38 degrees, 5 minutes East along the extended Southeasterly line of Woodlawn Avenue 25 feet to the first mentioned point of intersection and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gordon Peterson and Deysi Peterson, husband and wife, as Tenants by the Entireties by Deed from Stephen Fudell and Rosaline Fudell, also known as Rosalind Fudell, husband and wife dated 09/07/2006 recorded 10/20/2006 in Deed Book 5620, Page 2270.

Parcel Number: 31-00-29764-00-4.

Location of property: 7619 Woodlawn Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deysi Peterson a/k/a Deysi P. Peterson a/k/a Dyysi Peterson and Gordon Peterson a/k/a Gordon F. Peterson** at the suit of PNC Bank, National Association. Debt: \$311,021.67.

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.

13-00287

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Record Plan of Maugers Mill Estates, made by Ralph E. Shaner & Son Engineering Company, Pottstown Pennsylvania dated September 7, 1994 and last revised May 24, 1996 and recorded at Norristown, Pennsylvania in Plan Book A-56, Page 207, as follows, to wit:

BEGINNING at a point on the Southeastly side of Aspen Drive, (50 feet wide) a corner of Lot 48 on said plan; thence from said beginning point, along line of Lot 48 and through the bed of 20 feet wide easement, South 31 degrees, 26 minutes East, 125 feet to a point in line of Lot No. 50 on said plan; thence along line of Lot 50, South 61 degrees, 55 minutes West, 125 feet to a point on the Northeastly side of Aspen Drive; thence along the Northeastly, Easterly and Southeastly sides of Aspen Drive on the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 139.04 feet to a point a corner of Lot 48, the first mentioned point and place of beginning.

BEING Lot No. 49 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Chad E. Thiele and Kimberly L. Thiele, h/w, by Deed from Chad E. Thiele and Kimberly L. Thiele, (f/k/a, Kimberly L. Hurley), dated 05/24/2011, recorded 06/06/2011 in Book 5803, Page 269.

Parcel Number: 60-00-00001-63-2.

Location of property: 1512 Aspen Drive, Pottstown, PA 19464-1570.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly L. Thiele and Chad E. Thiele** at the suit of Wells Fargo Bank, N.A. Debt: \$292,673.56.

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.

13-00801

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by F. N. Benfield, Registered Surveyor, dated November 13, 1945, as follows, to wit:

BEGINNING at a point in the public road leading to Niantic, Pennsylvania and extending thence by the same, the following courses and distances, to wit: North, forty-eight degrees, West four perches to a corner; thence South forty degrees, West five perches to a corner in a public road and property lines now or formerly of J. D. Witman; thence by the same along said public road, North forty-eight degrees, thirty-one and Fifty-seven one-hundredths perches to a stone corner of now or formerly of Catherine Kauffman's land; thence by the same, North forty-two degrees, East forty-five and five-tenths perches to another corner; thence by the same South forty-eight degrees, East thirty-five and fifty-seven one-hundredths perches to a stone, a corner; thence South forty-two and one-half degrees, West forty perches to the place of beginning.

BEING the same premises which was vested in William H. Endy, Jr., by Deed from William L. Endy and Ellen Endy Roberts, dated 12/13/2005, recorded 01/05/2006 in Book 5585, Page 2617. The said William H. Endy, Jr. died on January 26, 2012, leaving a Will dated May 28, 2002. Letters Testamentary were granted to Ellen E. Roberts, in her Capacity as Executrix and Devisee of The Estate of William H. Endy, Jr. on February 14, 2012 in Montgomery County, No. 2012-X0614.

TITLE SAID TO BE VESTED IN Wells Fargo Bank, N.A. by quit claim deed of Ellen E. Roberts, Executrix of William H. Endy, Jr. Estate, dated March 4, 2013 and recorded with the Recorder of Deeds of and for Montgomery County on March 14, 2013 in Book 5866, Page 1821.

Parcel Number: 32-00-03700-00-3.

Location of property: 158 Lone Pine Road, Barto, PA 19504-9210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ellen E. Roberts, in her Capacity as Executrix and Devisee of The Estate of William H. Endy, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$425,191.84.

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.

13-01456

ALL THAT CERTAIN message and lot or piece of land, known as 526 Moore Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Hiltner and Hitchcock, dated March 25, 1916, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Moore Street, at the distance of one hundred twenty and six-tenths feet Northwestwardly from the Southwesterly corner of Moore Street and High Street, said point of beginning being in the center of the partition wall between the premises hereby conveyed and the adjoining premises, now or late of Antonio Gianni, formerly of Mary E. Innes; thence Southwesterly, the line passing through the center of the partition wall between these premises and the said Antonio Gianni's adjoining premises forty-one and eight-tenths feet to a corner; thence Southeastwardly six inches to a point a corner; thence still along the line of Antonio Gianni's adjoining ground, Southwestwardly fifty-eight and two-tenths feet to the Northeasterly side of clay alley; thence along the said side of clay alley, Southeastwardly twenty-six and seventy-nine one-hundredths feet to a point, a corner of this and other ground of the said Matteo Santangelo; thence along the line of Matteo Santangelo's adjoining ground, Northwestwardly one hundred feet to the Southwesterly side of Moore Street aforesaid; and along said side of said Moore Street, Northwestwardly twenty-six and seventy-nine one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Minnie McKay by Deed from Cornell Wylie dated 07/26/1999 recorded 07/30/1999 in Deed Book 5281, Page 1854.

Parcel Number: 13-00-26140-00-1.

Location of property: 526 Moore Street, a/k/a 526 Moore Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Minnie McKay** at the suit of Goldman Sachs Mortgage Company. Debt: \$40,205.75.

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.

13-02261

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the Northeasterly and on the Southwesterly sides of Hoffman Road (Ultimate R/W 50') situated in **Douglass Township**, Montgomery County, Pennsylvania, and being Lot No. 3, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor Boyertown, PA, Plan No. 1295-3B dated January 10, 1985 as last revised, bounded on the North by the land of Nicholis and Marlene Diachynsky, and by the land of James E. and Lillian Markle, on East by the land of Ronald F. and Llona R. Simon, the land of David and Eileen Hoffman, the land of John W. and Phyllis E. Hartenstine, the land of Jack Perna, the land of Kent D. and Bonnie R. Wenner, the land of Louis Loeper and John Hilbert, and the land of Jack Perna, on the South by the land of Meda Renninger, and on the West by Lots 1 and 2 of the said plan, being more fully described, as follows:

BEGINNING at a point in the center line of Hoffman Road, a corner of this and in the line of Lot 1 of the said plan, being located the next 2 courses and distances along the center line of Hoffman Road, from a point in the centerline of Congo-Niantic Road (ultimate R/W 60'): (1) South 48 degrees, 29 minutes, 05 seconds East, 154.72 feet to a point; a corner (2) South 50 degrees 40 minutes 18 seconds East, 236.20 feet to the point of beginning; thence from the point of beginning, along Lot 1 of the said plan, leaving Hoffman Road, North 43 degrees, 02 minutes, 40 seconds East, 892.34 feet to a point in line of land of Nicholis and Marlene Diachynsky, a corner; thence along the land of Nicholis and Marlene Diachynsky, the next 2 courses and distances, to wit: (1) South 47 degrees, 41 minutes East, 99.01 feet to an iron pin set, a corner; (2) North 41 degrees, East 91.90 feet to a 36" twin ash tree, a corner of this and the land of Nicholis and Marlene Diachynsky; thence partly along the land of Nicholis and Marlene Diachynsky, and also along the land of James E. and Lillian Markle, South 47 degrees, 41 minutes East, 527.00 feet to an iron pin set, a corner of this and the land of James E. and Lillian Markle the line crossing Schlegel Creek and running along a tree line and a wire fence; thence along the land of James E. and Lillian Markle, the next 4 courses and distances, to wit: (1) North 42 degrees, 42 minutes, 30 seconds East, 179.04 feet to an iron pin set, a corner the line running along a tree line and a wire fence; (2) South 43 degrees, East 472.84 feet to an iron pin set, a corner the line running along a tree line and a wire fence; (3) North 41 degrees, 41 minutes, 50 seconds East, 53.80 feet to an iron pin set, a corner the line running along a tree line and a wire fence; (4) South 43 degrees, East 811.00 feet to an iron pin set, a corner of this and in the line of the land of Ronald F. and Llona R. Simon; thence along the land of Ronald F. and Llona R. Simon and along the land of David and Eileen Hoffman, South 41 degrees, 41 minutes, 50 seconds West, 692.52 feet to an iron pin set, a corner of this and the land of John Wand Phyllis E. Hartenstine the line running along a tree line; thence along the land of John W. and Phyllis E. Hartenstine the next 5 courses and distances, to wit: (1) North 48 degrees, 32 minutes, 03 seconds West, 178.93 feet to an iron pin found, a corner; (2) South 41 degrees, 27 minutes, 57 seconds West, 274.56 feet to a spike set in the center line of Hoffman Road, a corner the line passing over an iron pin found 30.07 feet from the last mentioned point; (3) in the bed of Hoffman Road, South 45 degrees, 47 minutes, 13 seconds East, 57.28 feet to a spike set, a corner; (4) South 41 degrees, 49 minutes, 03 seconds East, 54.83 feet to a spike set, a corner; (5) South 35 degrees, 23 minutes, 43 seconds East, 67.83 feet to a point in Hoffman Road; thence along the land of Jack Perna, the land of Kent D. and Bonnie R. Wenner, the land of Louis Loeper and John Hilbert, leaving Hoffman Road, South 41 degrees, 41 minutes, 50 seconds West, 840.67 feet to an iron pin set, a corner of this and the land of Meda Renninger the line passing over an iron pin found 43.93 feet from the first mentioned point and also 3 other iron pins found; thence along the land of Meda Renninger, North 47 degrees, 59 minutes, 09 seconds West, 1944.54 feet to a point, a corner of this and Lot 2 of the said plan the line running along a tree line and a wire fence and re-crossing Schlegel Creek; thence along Lot 2 of the said plan, North 43 degrees, 02 minutes, 40 seconds East, 730.39 feet to the point of beginning.

CONTAINING 78.871 acres, more or less.

BEING the same premises which Travis Lee Moser and Diane R. Moser, husband and wife, by Deed dated January 30, 2008 and recorded January 30, 2008 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Record Book 5680, Page 2162, granted and conveyed unto Shawn D. O'Rourke and Maryann O'Rourke, husband and wife.

Parcel Number: 32-00-01116-00-4.

Location of property: 231 Hoffman Road, Barto, PA.

The improvements thereon are: 76 acre dairy farm, stone home, large free stall barn and a milking parlor.

Seized and taken in execution as the property of **Shawn D. O'Rourke and Maryann O'Rourke** at the suit of Susquehanna Bank, formerly Susquehanna Bank, PA. Debt: \$735,731.84.

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 \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-02786

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by William T. Muldrew, Civil Engineer, on the Eighth day of November 1922, viz:

BEGINNING at a point of intersection of the middle lines of Church Road (thirty-three feet wide) and Bent Road (forty feet wide); thence extending along the middle line of said Church Road, South forty-four degrees, eight minutes East, one hundred eighty-four and seventy-three one-hundredths feet to a point a corner of land late of Richard H. Alman, now or Thomas E. Watt; thence by said Watt's land North forty-four degrees, fifteen minutes East, two hundred thirty-eight and eighty-five one-hundredths feet to a stone, a corner in line of other land of the said grantors; thence by said grantors other land North forty-four degrees, eight minutes West, two hundred four and three one-hundredths feet to a point in the middle of Bent Road foresaid; thence along the middle of said Bent Road South thirty-nine degrees, one-hundredths feet to the middle of Church Road aforesaid, the first mentioned point and place of beginning.

CONTAINING one and sixty-five one-thousandths acres more or less.

BEING the same premises which Eileen B. Lowe a/k/a Eileen B. Frankel Lowe, by Fee Simple Deed dated April 30, 1996, and recorded May 7, 1996, in the Office of the Recorder of Deeds in and for the City of Wyncote, County of Montgomery, Pennsylvania, in Book 5147, Page 300, granted and conveyed unto Robert Moshen and Jodi Moshen, in fee.

TITLE TO SAID PREMISES IS VESTED IN Scean Cherry and Tiffany Cherry, by Deed from Robert Moshen and Jodi Moshen, dated 01/31/2006, recorded 02/16/2006 in Book 5590, Page 1834.

Parcel Number: 31-00-02200-00-1. Map #31163 008.

Location of property: 350 Bent Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tiffany Cherry and Scean Cherry** at the suit of Wells Fargo Bank, N.A. Debt: \$625,114.02 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.

13-03387

ALL THAT CERTAIN lot or parcel of land, known as Lot No. 180 "Rosemont" Development, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, as shown on a plan prepared by George F. Shaner for Stanley Swinehart, dated June 19, 1952 being more fully bounded, and described, as follows:

BEGINNING at a point in the Southeasterly legal right-of-way line of Sunrise Lane (50 feet wide) and a corner of Lot No. 182; thence from said point of beginning and extending along said legal right-of-way line, North 44 degrees, East 16.0 feet to a corner of Lot No. 178; thence along the same, South 46 degrees, East 135.34 feet to a point in the Northeasterly side of a 20 foot wide alley; thence along the same South 45 degrees, 16 minutes West, 8.21 feet to a point in the Northerly legal right-of-way line of Maple Street; thence along the same North 87 degrees, 52 minutes West, 11.72 feet to a corner of Lot No. 182; thence along the same North 46 degrees, West 126.46 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-28637-33-6.

Location of property: 180 Sunrise Lane, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christopher P. Petersen** at the suit of Ocwen Loan Servicing, LLC. Debt: \$88,416.62.

Asleigh Levy Marin, Attorney.

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

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

13-04457

ALL THAT CERTAIN lot or piece of ground, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for Weidner Estate Property by Richard C. Mast Associates, P.C., Consulting Engineers 12/6/1999 and last revised 2/26/2001, and recorded 5/23/2001 in Plan Book A-60, Page 60 & 61, etc., as follows, to wit:

BEGINNING at a point of curve on the Southwesterly ultimate right-of-way line of Geryville Pike (51.02 feet from the center line) said point being a corner in line of lands now or formerly of Daniel and Christine Koch as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along said lands of Koch and lands now or formerly of Anthony and Deloris Bucci and partly along lands now or formerly of Russell and Sandra Umstead South 55 degrees, 43 minutes, 29 seconds West, 458.90 feet to a point, a corner in Parcel A; thence extending along Parcel A, North 35 degrees, 08 minutes, 00 seconds West, 263.92 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2 North 59 degrees, 06 minutes, 00 seconds East, 481.93 feet to a point on the Southwesterly ultimate right-of-way line of Geryville Pike; thence extending along same, the two (2) following courses and distances, viz: (1) South 32 degrees, 53 minutes, 37 seconds East, 99.26 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 750.00 feet the arc distance of 137.40 feet to a point in line of lands of Koch, aforesaid; being the first mentioned point and place of beginning.

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

BEING INTER ALIA the same premises which Thomas David Weidner, Executor of the Estate of Willing U. Weidner, deceased by indenture bearing date the 29th day of May 2001 and recorded on the 12th day of June 2001 in Norristown in the Recorder of Deeds Office in and for the County of Montgomery in Deed Book 5363, Page 558, granted and conveyed unto River Rock Properties, LLC, a Limited Liability Company, in fee.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Lanett, III and Margaret R. Lanett, by Deed from River Rock Properties, LLC., a Limited Liability Company, dated 09/28/2001, recorded 10/09/2001 in Book 5379, Page 2115.

Parcel Number: 45-00-00619-00-2. Map #45031 015.

Location of property: 4218 Geryville Pike, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony J. LaNett, III and Margaret R. LaNett** at the suit of Federal National Mortgage Association. Debt: \$376,649.15 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-06324

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery, and State of Pennsylvania, bounded and described in accordance with a survey thereof made in April 1946 by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point in a road leading to Grange Avenue, a point a corner of land now or late of Mahlon Detwiler; thence extending in and through said road North forty-eight degrees, twenty-nine minutes West (North 48°, 29' West) three hundred forty and two-tenths (340.2') feet to a stake a corner of land now or late of Isaac Landis; thence extending along said land North forty-three degrees, forty minutes East (North 43°, 40' East) eight hundred twenty-three and five-hundredths (823.05') feet to a stake a corner of land formerly of Elizabeth Zimmerman; thence extending along said land South forty-eight degrees, twenty-one minutes East (South 48°, 21' East) three hundred one and twenty-one one-hundredths (301.21') feet to a stone a corner of land now or late of Mahlon Detwiler aforesaid; thence extending along said land South forty degrees, fifty-seven minutes West (South 40°, 57' West) eight hundred twenty-one and eighty one-hundredths (821.80') feet to the first mentioned point and place of beginning.

CONTAINING six and fifty-three thousandths acres of land.

TITLE TO SAID PREMISES IS VESTED IN Wayne T. Arena and Carol Arena by Deed from Wayne E. Hebert and Pamela H. Hebert, dated April 4, 2002 and recorded April 8, 2002 in Deed Book 5135, Page 693, Instrument No. 007289.

Parcel Number: 51-00-01765-00-2.

Location of property: 1085 North Grange Avenue, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Wayne T. Arena and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania and Carol Arena** at the suit of Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Bank of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5. Debt: \$473,725.02.

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.

13-07157

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

BEGINNING at a corner on the Southeast side of Montgomery Avenue a distance of one hundred feet Northeastwardly from the East corner of Fifth Street; thence by land now or late of the North Wales Building and Loan Association extending in length of depth Southeastwardly at right angles to said Montgomery Avenue one hundred and fifty feet to a twenty feet wide street; thence by the same Northeastwardly twenty-five feet to other land now or late of the said North Wales Building and Loan Association; thence by the same Northwestwardly one hundred and fifty feet to a corner at Montgomery Avenue aforesaid; thence by the same Southwestwardly twenty-five feet to the place of beginning.

BEING the same premises which Harry A. Ehinger and Deborah L. Ehinger granted and conveyed unto Harry A. Ehinger by Deed dated December 8, 2004 and recorded December 29, 2004 in Montgomery County Deed Book 5538, Page 1487.

Parcel Number: 14-00-01556-00-5.

Location of property: 509 East Montgomery Avenue, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harry A. Ehinger and the United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$213,884.97 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-08643

ALL THAT CERTAIN message and lot or piece of land, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by M.D. Patterson, C.E., as follows, to wit:

BEGINNING at a point on the Northeast side of Lafayette Street at the distance of 105 feet Northwesterly from the Northwestern corner of Chain and Lafayette Streets, a corner of a 4 feet wide alley, which alley is dedicated by Elma R. Guilbert for the use of the properties abutting thereon forever; thence along the Northwest side of the alley, Northeasterly 94 feet to the Southwest side of another 4 feet wide alley dedicated for public use by Elma R. Guilbert; thence along said side of said alley Northwesterly 15 feet to a point, a corner of this and other property of Elma R. Guilbert; thence Southwesterly the line passing through the middle of the partition wall between this house and house of said Elma R. Guilbert, 94 feet to the Northeast side of Lafayette Street aforesaid; and along said side of said street, Southwesterly 15 feet to the place of the beginning.

BEING the same premises which Gray Squirrel, Inc., by Deed dated December 15, 1998 and recorded January 13, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5255, Page 2385, granted and conveyed unto Robert Hinton and Tenena Hinton, husband and wife, as Tenants by Entireties.

Parcel Number: 13-00-19852-00-7.

Location of property: 511 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert Hinton and Tenena Hinton, husband and wife, as Tenants by the Entireties** at the suit of HSBC Bank USA, National Association, in its Capacity as Trustee Under that Certain Pooling and Servicing Agreement Relating to Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2004-HE1. Debt: \$75,895.35.

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.

13-09878

ALL THAT CERTAIN brick message and lot of land, situate in **Royersford Borough**, Montgomery County, Commonwealth of Pennsylvania on the Southeasterly side of Spring Street, being No. 304 Spring Street, bounded and described, as follows, to wit:

BEGINNING at a stake in the center line of said street eighty-two feet, five and one-half inches Northeasterly from the center line of Third Avenue; thence on the center line of said Spring Street North forty-nine degrees, East seventeen feet, five and one-half inches to a stake; thence by a line passing along the center line of the middle or party wall dividing Houses No. 305 and 304 South forty-one degrees, East two hundred feet to a stake; thence by lands late of Estate of Daniel Latshaw South forty-nine degrees, West seventeen feet, five and one-half inches to a stake; thence by a line which passes along on the center line of the middle or party wall dividing House No. 32 and 304 North forty-one degrees, West two hundred feet to the place of beginning.

BEING the same premises which Raymond W. Garber and Gladys A. Garber, his wife by Deed dated June 28, 1989, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania on July 5, 1989 in Deed Book 4915, Page 2393, granted and conveyed unto David J. Gable and Cathy L. Gable, his wife, in fee.

Parcel Number: 19-00-03488-00-3.

Location of property: 304 Spring Street, Royersford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Cathy L. Gable and David J. Gable** at the suit of Phoenixville Federal Bank & Trust. Debt: \$48,573.03.

Kristen Wetzel Ladd, Attorney.

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

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

13-10207

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Lower Salford Township**, County of Montgomery Pennsylvania, bounded and described according to a Phase Plan Cheswyck Subdivision made for Streeper Karr, III by James H. Strothers Associates, Land Surveyors dated 7/19/1982 and last revised 8/16/1982 and recorded in Plan Book A-44, Page 252, A B C D, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Windsor Drive, (50 feet wide), said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Cheswyck Drive (50 feet wide), viz: (1) on the arc of a circle curving to the right, having a radius of 20 feet the arc distance of 31.42 feet to a point; and (2) South 16 degrees, 38 minutes, 36 seconds East, 316.65 feet to the place of beginning; thence extending from said point of beginning, along the said side of Windsor Drive, the two following courses and distances: (1) South 16 degrees, 38 minutes, 36 seconds East, 72.18 feet to a point of curve; and (2) Southwestwardly on the arc of circle curving to the right having a radius of 125 feet the arc distance of 141.83 feet to a point; thence extending North 41 degrees, 38 minutes, 04 seconds West, 140.49 feet to a point; thence extending South 46 degrees, 49 minutes, 57 seconds West, 53.73 feet to a point; thence extending North 16 degrees, 36 minutes, 29 seconds West, 82.14 feet to a point, a corner of Lot No. 67; thence extending along the same, North 73 degrees, 21 minutes, 24 seconds East, 179.57 feet to the mentioned point and place of beginning.

BEING Lot No. 66 as shown on the above mentioned plan.

BEING the same premises which Remo Miniello and Joann Miniello, husband and wife, by Deed dated November 20, 2007 and recorded December 3, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5673, Page 2038, granted and conveyed unto Remo Miniello, as sole-owner.

Parcel Number: 50-00-04584-76-6.

Location of property: 366 Windsor Drive, Harleysville, PA 19438-2369.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Remo Miniello, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$263,172.71.

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.

13-10386

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

BEGINNING at a point on the West side of Evans Street at a distance of 119 feet, 8-1/2 inches from Oak Street; thence Westwardly along the line of this and Lot No. 19, 140 feet to a 20 foot wide alley; thence Northwardly and parallel with said Evans Street 30 feet to Lot No. 17 now or late of Frazer Keene; thence Eastwardly along the same 140 feet to Evans Street aforesaid; thence Southwardly along the same 30 feet to the place of beginning.

BEING Lot No. 18 in a plan of lots as laid out by Weller and Swinehart.

TITLE TO SAID PREMISES IS VESTED IN Joseph Brown and Eileen J. Brown, husband and wife by Deed from Joseph Brown and Eileen J. Brown, husband and wife dated 09/26/2001 recorded 10/10/2001 in Deed Book 5380, Page 0055.

Parcel Number: 16-00-08236-00-1/16074 076.

Location of property: 465 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eileen J. Brown and Joseph Brown** at the suit of U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-6. Debt: \$206,607.61.

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

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

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

13-10589

ALL THAT CERTAIN lot or parcel of ground, situate in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated 08/08/77, last revised 10/07/77 made by Davis Meixner, Civil Engineer, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly legal right-of-way line of Second Avenue (57 feet wide) which is located from the intersection of the center lines of Second Avenue and Gay Street by the three following courses and distances, to wit: (1) North 44 degrees, 21 minutes West, 122.54 feet; (2) South 42 degrees, 55 minutes, 52 seconds West, 28.53 feet; (3) North 44 degrees, 21 minutes West, 78.53 feet; thence along Lot #3 South 45 degrees, 30 minutes West 173.38 feet to a point; thence along lands formerly of the Reading Railroad Company North 42 degrees, 55 minutes, 04 seconds West, 25.01 feet; thence along Lot #1 North 45 degrees, 39 minutes East, 172.76 feet to an iron pin; thence along the aforesaid Southwesterly legal right-of-way line of Second Avenue South 44 degrees, 21 minutes East, 25.00 feet to the point and place of beginning.

CONTAINING 4,327 square feet.

BEING Lot #2 on the above mentioned plan.

BEING the same premises which, by Deed dated August 17, 2006 and recorded September 15, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5616, Page 1590, granted and conveyed unto James L. Smith, married.

Parcel Number: 19-00-03292-02-8.

Location of property: 517 2nd Avenue, Royersford, PA 19468-2210.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **James L. Smith, married** at the suit of Wells Fargo Bank, N.A. Debt: \$125,439.47.

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.

13-10633

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, at the intersection of the Northwestern side of Church Road and the Southwestern side of Mayfield Avenue in **Abington Township**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

THENCE extending Northwestwardly along the said Mayfield Avenue one hundred and twenty-five and one one-hundredths feet to a point; thence extending Southwestwardly on a line parallel to the said Church Road forty-four and nine one-hundredths feet to a point; thence extending Southeastwardly on a line at the right angles to the said Church Road one hundred and twenty-five feet to the Northwest side of Church Road; and thence extending Northeastwardly along the said Church Road forty-three and thirty-three hundredths feet to the said Mayfield Avenue and place of beginning.

BEING the same premises which Dymphna Callaghan, by Deed dated May 29, 2009 and recorded June 2, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5731, Page 2956, granted and conveyed unto Edward Hearn, as Sole Owner.

Parcel Number: 30-00-08480-00-4.

Location of property: 142 Church Road, Jenkintown, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward Hearn, as Sole Owner** at the suit of Ocwen Loan Servicing, LLC. Debt: \$196,108.20.

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.

13-10670

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania and described in accordance to a Plan or Survey of Oak Lane Manor Section 8 made by Franklin and Lindsey, Registered Engineers, Philadelphia, dated the 25th day of August A.D. 1952, and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Deed Book 2306, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Hilldale Road (50 feet wide); which point is measured along the said side of Hilldale Road, South 7 degrees, 38 minutes, 05 seconds East, 133 feet from the Easternmost terminus of an arc having a radius of 20 feet and an arc distance of 31.416 feet around corner connecting the Southwest side of Hilldale Road with the Southeast side of Boncouer Road (50 feet wide); thence from the beginning point and extending along the Southwest side of Hilldale Road South 07 degrees, 38 minutes, 05 seconds East, 106.936 feet to a point; thence leaving the said side of Hilldale Road and extending in a Northwesterly direction on the arc of a circle curving to the left having a radius of 1800 feet an arc distance of 150.926 feet to a point; thence extending North 07 degrees, 38 minutes, 05 seconds West, 37.584 feet to a point; thence extending North 82 degrees, 21 minutes, 55 seconds East, 134 feet to the point and place of beginning.

BEING the same premises which Wilfredo Deleon and Ana Deleon, husband and wife by Deed dated October 22, 2004 and recorded December 21, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05537, Page 670, granted and conveyed unto Earl Morgan, Jr. and Shartece O. Morgan, husband and wife, as Tenants by the Entireties.

Parcel Number: 31-00-14884-00-7.

Location of property: 34 Hilldale Road, Cheltenham, PA 19012.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Earl Morgan, Jr. and Shartece O. Morgan** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2, by its Attorney-in-Fact, Ocwen Loan Servicing, LLC. Debt: \$333,116.17.

M. Troy Freedman, Attorney.

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

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

13-11100

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

BEGINNING at a point on the Northeasterly side of Second Street, at a corner of this and House No. 37 East Second Street, said point of beginning being 196 feet, 1 inch from the Northwest corner of York and Second Streets; thence along said House No. 37 East Second Street passing in part of said course and distance through the middle of a partition wall North 35 degrees, 29 minutes East, 140 feet to the Southerly side of a twenty feet wide alley; thence along the same North 54 degrees, 26 minutes West, 14 feet, 9 inches to a point, a corner of this and House No. 33 East Second Street; thence along the same South 35 degrees, 29 minutes West, 140 feet to the Northeasterly side of Second Street, aforesaid; thence along the same South 54 degrees, 26 minutes East, 14 feet, 9 inches to the first mentioned point and place of beginning.

Parcel Number: 16-00-25296-00-5.

Location of property: 35 East Second Street a/k/a Second Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stephen M. Amenta, as Sole Owner** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the Greenpoint Mortgage Funding Trust 2005-HY1, Asset-Backed Certificates, Series 2005-HY1. Debt: \$82,408.83.

Denise Carlon, Attorney.

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

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

13-12083

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Certain Plan of Part of Spring Mill Homes Inc. (Section No. 5) made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated October 1953, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cedar Grove Road (46.5 feet wide) measured the 2 following courses and distances along said side of Cedar Grove Road from its intersection with the Northwesternmost terminus of a round corner connecting said side of Cedar Grove Road with the Northwesternly side of Lincoln Lane (50 feet wide): (1) North 02 degrees, 50 minutes West, 78.46 feet to a point of curve; (2) on a line curving to the left having a radius of 734.18 feet the arc distance of 79.79 feet to the point of beginning; thence from said point of beginning and extending along the Northeasterly side of Cedar Grove Road on a line curving to the left having a radius of 734.18 feet the arc distance of 70 feet to a point in line of Lot No. 138 on said plan; thence extending along the same North 75 degrees, 28 minutes, 36 seconds East, 129.83 feet to a point in line of Lot No. 116 on said plan; thence extending partly along the same and along line of Lot No. 115 on said plan South 22 degrees, 52 minutes, 40 seconds East, 64.18 feet to a point; thence partly along line of Lot No. 114 on said plan South 04 degrees, 59 minutes, 30 seconds East, 20.53 feet to a point in line of Lot No. 140 on said plan; thence extending along the same South 80 degrees, 56 minutes, 22 seconds West, 136.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 139 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Cathy Ann Esbensen and Harry Esbensen, by Deed from Mary C. DeMedio and Sharon A. Hadfield and Thomas Hadfield, w/h, dated 10/18/2005, recorded 10/31/2005 in Book 5577, Page 1777.

Parcel Number: 65-00-01753-00-9.

Location of property: 27 Cedar Grove Road, Conshohocken, PA 19428-2118.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry Esbensen and Cathy Ann Esbensen a/k/a Cathy A. Esbensen** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$305,874.65.

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

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

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

13-12176

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Final Plan of Section I-B Sawmill Valley made by Tri-Star Engineers and Land Surveyors, Inc. dated 8/12/76 last revised October 6, 1978, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Log Pond Drive (50 feet wide) said point being measured the 9 following courses and distances from a point of curve on the Southeasterly side of Jack Ladder Circle (40 feet wide): (1) leaving Jack Ladder Circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Northeasterly side of Log Pond Drive (50 feet wide); (2) South 53 degrees, 10 minutes, 45 seconds East, 106.25 feet to a point of curve; (3) along the arc of a circle curving to the left having a radius of 125 feet the arc distance of 121.87 feet to a point of tangent; (4) North 72 degrees, 40 minutes, 38 seconds East, 104.39 feet to a point of curve; (5) Northeastwardly along the arc of a circle curving to the left having a radius of 13.11 feet to a point of Compound Curve; (6) along the arc of a circle curving to the to the left having a radius of 30 feet the arc distance of 46.66 feet to a point of reverse curve; (7) along the arc of a circle curving to the right having a radius of 50 feet

the arc distance of 209.97 feet to a point of tangent; (8) South 36 degrees, 33 minutes, 8 seconds West, 30 feet to a point of curve; (9) Southwestwardly along the arc of a circle curving to the left having a radius of 160 feet the arc distance of 45.85 feet to the point of beginning, said point of beginning also being a corner of Lot 175 as shown on above mentioned plan; thence extending along the last mentioned lot and through the bed of a certain access easement the 2 following courses and distances: (1) South 37 degree, 1 minute, 40 seconds East, 78.35 feet to a point; and (2) South 53 degrees, 26 minutes, 52 seconds East, 55 feet to a point on the Westerly legal right-of-way line of Sawmill Lane; thence extending along the same South 40 degrees, 33 minutes, 8 seconds West crossing the Southwesterly side of said access easement 24.23 feet to a point; thence South 72 degrees, 40 minutes, 38 seconds East, 70.27 feet to a point a corner of Lot 177 as shown on above mentioned plan; thence extending along same North 17 degrees, 19 minutes, 22 seconds East, 123.23 feet to a point on the Southeasterly side of Log Pond Drive; thence extending along the same, along the arc of a circle curving to the left having a radius of 160 feet recrossing the Southwesterly side of said easement the arc distance of 32.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 7.537.87 square feet.

BEING Lot 176 on above mentioned plan.

BEING the same premises which Christopher J. Dubil, by Deed dated March 22, 2000 and recorded April 05, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5312, Page 1793, granted and conveyed unto Christopher J. Dubil and Bonnie E. Dubil, husband and wife.

Parcel Number: 36-00-06987-23-1.

Location of property: 19 Log Pond Drive, Horsham, PA 19044.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Christopher J. Dubil and Bonnie E. Dubil** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, by its Attorney-in-Fact, Ocwen Loan Servicing LLC. Debt: \$265,026.41.

Andrew 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.

13-12265

ALL THAT CERTAIN unit in property known and identified in the Declaration referred to below as "Summit Mews Condominium", located on Farmington Avenue, **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Montgomery County Recorder of Deeds Office at Norristown, Pennsylvania, of a Declaration dated April 22, 1987, and recorded on April 24, 1987, in Deed Book 4835, Page 1792, and of an Amended Declaration, dated April 30, 1987, and recorded on May 1, 1987, in Deed Book 4836, Page 783 and of the Second Amended Declaration, dated May 26, 1987, and recorded on May 28, 1987, in Deed Book 4838, Page 2471, and of the Third Amended Declaration, dated September 22, 1987, and recorded on September 22, 1987, in Deed Book 4851, Page 2143, and of the Fourth Amended Declaration, dated September 16, 1988, and recorded on September 21, 1988, in Deed Book 4851, Page 2143, being and designated in such Fourth Amended Declaration as Unit 22, as more fully described in such Fourth Amended Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.439%.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights and ways, easements and agreements of record, including (but not limited to) those contained in the Instruments recorded in the aforesaid Office in Deed Book 4742, Page 1329; Deed Book 1131, Page 148; Deed Book 1218, Page 293; and Deed Book 4817, Page 1126.

TITLE TO SAID PREMISES IS VESTED IN Dolores J. Harris and John M. Harris by Deed from Dolores J. Harris, dated September 21, 2010 and recorded September 22, 2010 in Deed Book 5779, Page 02991.

Parcel Number: 16-00-28586-08-1.

Location of property: 700 Farmington Avenue, Condominium 22, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, c/o United States Attorney for the Eastern District of Pennsylvania, Dolores J. Harris and John M. Harris** at the suit of JP Morgan Chase Bank, National Association. Debt: \$80,205.34.

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.

13-13098

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 and described according to a Plan of Lots of DeKalb Manor, made for DeKalb Homes on July 31, 1952 and last revised August 27, 1952 by Damon and Foster Civil Engineers, Sharon Hill, Pennsylvania, and recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book 2331, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of a cul-de-sac in Valleyview Circle, measured the four following courses and distances from a point of reverse curve on the Southwest side of Valleyview Road (fifty feet wide): (1) on the arc of a circle curving to the left having a radius of twenty-five feet, the arc distance of thirty-nine feet and twenty-seven one-hundredths of a foot to a point of tangent on the Southeast side of Valleyview Circle (fifty feet wide); (2) South thirty-four degrees, thirteen minutes West along the Southeast side of Valleyview Circle seventy-three feet and

eighty-six one-hundredths of a foot to a point of curve; (3) along the Southeast side of the said cul-de-sac in a general Southwesterly direction on the arc of a circle curving to the left having a radius of fifty feet the arc distance of thirty-six feet and fourteen one-hundredths of a foot to a point of reverse curve in the Southeast side of the said cul-de-sac; (4) thence extending in a general Southwesterly direction along the Southeast side of the said cul-de-sac on the arc of a circle curving to the right having a radius of fifty feet the arc distance of thirty-six feet and fourteen one-hundredths of a foot to the point and place of beginning; thence extending South fifty-five degrees, forty seven minutes East from the said beginning point one hundred feet and nine one-hundredths of a foot to a point; thence extending South thirty-four degrees, thirty minutes West, one hundred eighty-nine feet and forty-nine one-hundredths of a foot to a point; thence extending North three degrees, fifty-nine minutes, twenty-four seconds West, one hundred ninety-one feet and fifteen one-hundredths of a foot to a point on the Southeast side of the said cul-de-sac; thence extending in a general Northeasterly direction along the Southeast side of the said cul-de-sac on the arc of a circle curving to the left having a radius of fifty feet the arc distance of forty-five feet and twenty one-hundredths of a foot to the point and place of beginning.

BEING Lot #99 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Walter A. Palac, III, by Deed from Robert Macrina, Jr., dated 10/29/2003, recorded 12/12/2003 in Book 5485, Page 2013.

Parcel Number: 33-00-10129-00-8. Block 18 A Unit 64.

Location of property: 3 Valley View Circle a/k/a 3 Valleyview Circle, Norristown, PA 19401-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter A. Palac, III** at the suit of JP Morgan Chase Bank, National Association. Debt: \$154,702.07.

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.

13-13235

ALL THOSE CERTAIN two lots or piece of ground, with the message thereon erected, hereditaments and appurtenances situate on the North side of Beech Street in the said **Pottstown Borough**, County of Montgomery and State of Pennsylvania. Being Lots Nos. 201 and 202 on the Mintzer plan bounded and described, as follows, to wit:

ON the North by a 20 feet wide alley, on the East by Lot No. 203 on the south by Beech street and on the west by Lot No. 200.

CONTAINING 60 feet in front in width and depth of even width 135 feet to said 20 feet wide alley.

AND all those two certain tracts of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, more particularly described, as follows, to wit:

BEGINNING at point on the North side of Beech Street between Grant and Sheridan Street on what is known as Mintzer's addition; thence along said Beech Street Westwardly 60 feet to line of Lot 202 (erroneously written as Rt. 202 in prior deed); thence Northwardly along line of said lot 135 feet, (erroneously set out in prior deeds as 140 feet) to a 20 feet wide alley; thence Eastwardly along said alley 60 feet to line of lot now or late of Joseph S. Dunn; thence Southwardly along said Dunn's lot 135 feet (erroneously set out as 140 feet in prior deed) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lorraine V. White, by Deed from Countrywide Home Loans, Inc., as Attorney in Fact for Bank of New York, as Trustee, dated 11/18/1999, recorded 12/29/1999 in Book 5301, Page 2026.

Mortgagor Lorraine V. White died on October 19, 2009, and Harvey L. White, Kahlill White and Kyanna White were appointed Co-Administrators of her Estate. Letters of Administration were granted to them on December 29, 2009 by the Register of Wills of Montgomery County, No. 46-09-4214. Decedent's surviving heirs at law and next-of-kin are Harvey L. White, Kahlill White, Ky Anna White and Za Yeriah White.

Parcel Number: 16-00-01772-00-3.

Location of property: 723 Beech Street, Pottstown, PA 19464-5719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harvey L. White, in his Capacity as Co-Administrator and Heir of the Estate of Lorraine V. White, Kahlill White, in his Capacity as Co-Administrator and Heir of the Estate of Lorraine V. White, Kyanna White, in her Capacity as Co-Administrator and Heir of the Estate of Lorraine V. White, and Zayeriah White, in her Capacity as Heir of the Estate of Lorraine V. White, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Lorraine V. White, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$112,957.32.

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.

13-13317

ALL THAT CERTAIN message and lot of land situate, at No. 19 Green Street, in **Souderton Borough**, County of Montgomery, State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a stone corner in line of land now or late of Harry R. Harzell's land, and a Public Road (now called Green Street); thence along said Green Street south 50 degrees West, 50 feet to a stake a corner in line of now or late George W. Dratz's land; thence along the same North 40 degrees, West 140 feet to a stake a corner in line of now or late Harry R. Hartzell's land; thence by the same North 50 degrees, East 50 feet to a corner of now or late Harry R. Hartzell's other land; thence along the same South 40 degrees, East 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael C. Cardillo, by Deed from Judith Ann Wood, dated 12/29/2009, recorded 12/31/2009 in Book 5755, Page 1429.

Parcel Number: 21-00-03504-00-3.

Location of property: 19 Green Street, Souderton, PA 18964-1703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael C. Cardillo** at the suit of Wells Fargo Bank, N.A. Debt: \$192,282.04.

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

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

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

13-13328

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania dated the Eighth Day of March A.D., 1948, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Barclay Road (fifty feet wide), at the distance of six hundred seventy-eight and ninety-six one-hundredths feet measured Northwestwardly along the said side of Barclay Road by a line curving to the left having a radius of one thousand seven hundred five feet from a point of compound curve on the said Barclay Road, which said point of compound curve is at the arc distance of four hundred twenty-one and sixteen one-hundredths feet measures Northeastwardly along the Southeasterly side of Barclay Road (by a line curving to the left having a radius of eight hundred four and fifty one-hundredths feet) from a point of reverse curve of a radius corner (having a radius of fifteen feet) on the Southeasterly side of Barclay Road, which said point of reverse curve is at the tangent distance of fifteen feet measures Northeastwardly from the point on intersection of the said side of Barclay Road (as produced) with the Northeasterly side of Lanfair Road (fifty feet wide) as produced; thence extending North sixty-five degrees, twenty-three seconds East along the line of number thirty-seven on the said plan, one hundred twenty-seven and seventy-two one-hundredths feet to a point; thence extending North twenty-two degrees, thirty-eight minutes, seventeen seconds West, sixty and eighty-six one-hundredths feet to a point; thence extending South sixty-three degrees, twenty-nine minutes, twenty-eight seconds West along the line of Lot Number thirty-nine on the said plan, one hundred thirty and eighty-three one-hundredths feet to a point on the aforesaid Northeasterly side of Barclay Road; and thence extending Southeastwardly along the same by a line curving to the right with a radius of one thousand seven hundred five feet the arc distance of fifty-six and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING House #7437 Barclay Road and Lot #38 on the said plan.

BEING the same premises which Scott E. Bracy and Lauren A. Bracy, husband and wife, by Deed dated February 16, 1999 and recorded March 4, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5262, Page 199, granted and conveyed unto Kim P. Hunt.

Parcel Number: 31-00-01642-00-1.

Location of property: 7437 Barclay Road, Cheltenham, PA 19012-1302.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Arthur Poole, Jr. Administrator of the Estate of Kim Hunt a/k/a Kim P. Hunt** at the suit of Wells Fargo Bank, N.A. Debt: \$248,991.73.

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.

13-13422

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lot No. 4 on a Plan of Subdivision of lots laid out for Harry W. Roediger, recorded at Norristown, in Deed Book 2064, Page 601 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeast side of Mount Kirk Avenue, fifty feet wide, at the distance of three hundred fifteen feet, Southwestwardly from a corner of land of Oscar F. Krebs, and being a corner of Lot No. 3 on said plan; thence along Lot No. 3, South forty-four degrees, twenty-eight minutes East, two hundred twenty feet to a point in line of other land of Harry W. Roediger; thence along said land South forty-seven degrees, forty minutes West one hundred feet to a point a corner of Lot No. 5 on said plan; thence along Lot No. 5, North forty-two degrees, twenty minutes West, two hundred twenty feet to a point on the Southeast side of Mount Kirk Avenue aforesaid, thence along said side of Mount Kirk Avenue, North forty-seven degrees, forty minutes East, one hundred feet to the place of beginning.

BEING the same premises which Domenico Serrao and Teresa Serrao, a/k/a Teresa Talese, by Deed dated July 7, 2011 and recorded July 15, 2011 in and for Montgomery County, Pennsylvania, In Deed Book Volume 5807, Page 686, granted and conveyed unto Milton M. Stewart, Jr. as Sole Owner.

Parcel Number: 43-00-09154-00-1.

Location of property: 106 West Mount Kirk Avenue, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Milton M. Stewart, Jr., as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$230,633.57.

Denise Carlon, Attorney.

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

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

13-14071

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery, and State of Pennsylvania described in accordance with a certain Plan or Survey thereof made by H.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania on August 3, 1951, as follows, to wit:

BEGINNING at a point in the center line of Spring Mill Road at the distance of 550.20 feet measured North 19 degrees, 31 minutes East along the center line of Spring Mill Road from its intersection with the center line of Conshohocken State Road; thence continuing from said beginning point along the center line of Spring Mill Road, North 67 degrees, 5 minutes East, 215 feet to a point; thence leaving the center line of Spring Mill Road and extending South 22 degrees, 31 minutes East, 250 feet to a point; thence extending South 67 degrees, 5 minutes West, 103.10 feet to a point; thence extending North 46 degrees, 42 minutes West, 273.20 feet to a point in the center line of Spring Mill Road, being the point and place of beginning.

CONTAINING 0.913 acres.

BEING the same land and premises which became vested in Anthony Rufo, by Deed from Michele B. Louderback and Gary R. Louderback, dated 4/10/1998, recorded 5/5/1998, in the Montgomery County Clerk/Register's Office in Deed Book 5224, Page 1266.

Parcel Number: 40-00-56824-00-7.

Location of property: 1423 Spring Mill Road, Gladwyne, Lower Merion Township, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Anthony Rufo** at the suit of The Bryn Mawr Trust Company. Debt: \$857,167.27.

Phillip D. Berger, Attorney.

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

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

13-14093

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

BEGINNING at a point on the Southwesterly side of Washington Street, at the distance of 309.30 feet measured Northwestwardly from the West corner of Stanbridge Street and Washington Street, being a corner of this and property now or late of Margaret Gambone; thence Southwestwardly at right angles to said Washington Street and passing through the middle of the partition wall of a house on this lot and a house now or late of said Margaret Gambone, 140 feet to Evans Alley; thence Northwestwardly along said alley and parallel with Washington Street 14 feet, 1 inch to a corner of this and lot now or late of Peoples National Bank; thence by the said lot now or late of Peoples National Bank Northeastwardly the line including the whole of the partition wall between a house on this lot and a house on the said adjoining lot now or late of Peoples National Bank 140 feet to the Southwesterly side of Washington Street, aforesaid; thence along the said Southwesterly side of Washington Street Southeastwardly 14 feet, 1 inch to the first mentioned point and place of beginning.

BEING the same premises which Paul Meiers a/k/a Paul J. Meiers and Joann Meiers, husband and wife granted and conveyed to Robert A. Pulaski and Francis A. Plitt, by Deed dated July 18, 2007, and recorded in the Office of the Montgomery County Recorder of Deeds on July 30, 2007, in Deed Book Volume 5657, at Page 1782, as Instrument No. 2007090966.

Parcel Number: 13-00-38108-00-3.

Location of property: 934 West Washington Street, Norristown Borough, Montgomery County, PA.

The improvements thereon are: Attached, three story, single family residential dwelling.

Seized and taken in execution as the property of **Robert A. Pulaski and Francis A. Plitt** at the suit of Residential Credit Solutions, Inc. Debt: \$105,269.64.

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.

13-14272

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

BEGINNING at a stake or point at the Northwest corner of Cherry and Cedar Streets (each laid out 40 feet wide); thence along said Cherry Street on the North side thereof, Westerly 50 feet to a corner of this and land of said Garret H. Grater; thence along the same land Northerly parallel to said Cedar Street 150 feet to the South side of a 20 feet wide alley called Boyer's Alley; thence along the same side of said alley Easterly 50 feet to the Southwest corner of said Boyer's Alley and Cedar Street; thence along the West side of said Cedar Street Southerly 150 feet to the place of beginning.

BEING Lot No. 16 on plan of lots land out on Grater Farm.

BEING the same premises which Phillip P. Jenkin by Deed dated 7/30/2004 and recorded 8/6/2004 in Montgomery County in Deed Book 5520, Page 2184 granted and conveyed unto Shirley A. Hammer and Michael A. Hammer, as Tenants by the Entirety.

Parcel Number: 20-00-00070-00-9.

Location of property: 379 4th Street a/k/a 379 Cedar Street, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael A. Hammer and Shirley A. Hammer** 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: \$223,883.10. **Salvatore Filippello**, Attorney. I.D. #313897

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

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

13-14703

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Map and Subdivision of Oakland Farms, Section I for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 6/19/1974 and last revised 2/14/1977, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (60 feet wide); said point is measured the three following courses and distances from a point of curve on the Southeast side of Horseshoe Road (50 feet wide): (1) on the arc of a circle curving to the left in a Southwesterly and Southeasterly direction, having a radius of 20 feet, the arc distance of 29.52 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, in Southeasterly direction, having a radius of 455 feet, the arc distance of 142 feet to a point of tangent; and (3) South 32 degrees, 38 minutes, 30 seconds East, 25 feet to a point; thence extending from said point and place of beginning along Lot No. 194, North 57 degrees, 21 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement, 229.87 feet to a point, a corner of land to be reserved for storm water control; thence extending along the same, the two following courses and distances: (1) South 24 degrees, 06 minutes, 10 seconds East, 47.10 feet to a point; and (2) thence extending South 53 degrees, 48 minutes, 25 seconds East, 41.21 feet to a point; thence extending South 57 degrees, 21 minutes, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement, 237.76 feet to a point on the Northeast side of Oakland Drive; thence extending along said side of Oakland Drive, North 32 degrees, 38 minutes, 30 seconds West, 85 feet to the first mentioned point and place of beginning.

BEING Lot No. 195 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ferruccio J. Auriemma and Diane L. Auriemma, husband and wife by Deed from Tyrone Akins and Carolyn Akins, husband and wife dated 08/20/1996 recorded 12/16/1996 in Deed Book 5171, Page 4.

Parcel Number: 63-00-05519-39-4.

Location of property: 2301 Oakland Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Diane L. Auriemma and Ferruccio J. Auriemma** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2004-WMC2. Debt: \$216,287.96.

Amanda Rauer, Attorney. I.D. #307028

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

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

13-14897

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, one thereof, situate in **Pottstown Borough**, on the Southern side of South Hills Boulevard, between Keim Street and Henry Street being further known as Part of Lot No. 2 and 3 as shown on Plan of Hillcrest Village.

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate on the Southern side of South Hills Boulevard between Keim Street and Henry Street in the 7th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being further known as Part of Lot No. 3 as shown on Plan of Hillcrest Village, said plan being recorded in the Recorder of Deeds Office of Montgomery County at Norristown in Deed Book Volume 1444, Page 601, more particularly bounded and described, as follows.:

BEGINNING at a point in the Southern building of South Hills Boulevard, 89 feet, 8 inches West of the Southwest corner of Keim Street and South Hills Boulevard; thence in a Southerly direction at right angles to South Hills Boulevard, 89 feet, 8 inches West of the Southwest corner of Keim Street and South Hills Boulevard; thence in a Westerly direction at right angles to last described line, a distance of 23 feet, 2 inches to a point; thence in a Northerly direction at right angles to last described line, a distance of 85 feet to point in the Southern building line of South Hills Boulevard; thence in an Easterly direction along the Southern building line of South Hills Boulevard at right angles to last described line distance of 23 feet, 2 inches to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot, piece or parcel of land, situate in the 7th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof made by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a point, a corner of lands about to be conveyed by Grantors to Franklin B. Carelli and wife being Property No. 986 South Hills Boulevard; thence along other lands of Grantees, South 43 degrees, 02 minutes East, 23.16 feet to lands of Richard C. Overdolf and wife; thence along the same, North 46 degrees, 58 minutes West, a distance of 60 feet to lands of The Hill.

BEING the same premises which James R. Knauer and Renee Knauer, husband and wife by Deed dated 9/30/2004 and recorded 10/19/2004 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5529, Page 1741 granted and conveyed unto George H. Barthel, Jr., and Bethany J. Ragalyi.

Parcel Number: 16-00-27336-00-8.

Location of property: 988 South Hills Boulevard, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **George H. Barthel, Jr. and Bethany J. Ragalyi** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$89,219.98.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-15697

ALL THAT CERTAIN message and lot of land, known as 734 Roosevelt Avenue, 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 Roosevelt Avenue at the distance of 380 feet Northeasterly from Oak Street; thence by land now or late of Ellwood Roberts, Southeasterly 69 feet to Buttonwood Alley; thence Northeasterly along the Northwest side thereof 14 feet, 7 inches to a point; thence Northwesterly the line passing through the middle of the partition wall between this and the adjoining house (No. 736 Roosevelt Avenue) 69 feet to Roosevelt Avenue, aforesaid; and thence Southwesterly along the Southeast side thereof 14 feet, 7 inches to the place of beginning.

TITLE TO SAID PREMISES IS Vested by Warranty Deed, dated 8/31/2007, given by Charles J. Catagnus, Jr. to Thimios T. Ruby, as Sole Owner and recorded 9/10/2007 in Book 5663, Page 2469.

Parcel Number: 13-00-32556-00-2.

Location of property: 734 Roosevelt Avenue, Norristown, PA 19401-5504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thimios T. Ruby** 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: \$103,118.59.

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

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

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

13-16005

ALL THAT CERTAIN unit in the property known, identified and described in the Declaration Plan referred to below as Georgetown of Philadelphia, located on the Old Pennlyn Pike and Pen-Ambler Road in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, of a Declaration dated August 29, 1979, and recorded September 12, 1979, in Deed Book 4452, Page 33, and a Declaration Plan dated January 4, 1978, last revised July 19, 1978, and recorded September 11, 1979, in Condominium Book 6, Page 58, as amended by First Amendment to Declaration Plan dated December 26, 1979, and recorded December 28, 1979, in Condominium Book 6, Page 82 through 90, a Code of Regulations dated September 11, 1979, in Deed Book 4452, Page 79, being designated on said Declaration Plan as Unit No. 15-A and being more fully described in said Declaration Plan and Declaration, together with a proportionate undivided 0.32555% interest in the common elements as defined in said Declaration.

TITLE TO SAID PREMISES IS VESTED IN Charles E. Budd and Sylviane M. Duplat, as Joint Tenants With Right of Survivorship, by Deed from Mary C. Meehan, deceased, by Edward J. Meehan, III, Executor, dated 10/03/2008, recorded 04/03/2009 in Book 5726, Page 255.

Parcel Number: 39-00-00728-23-2.

Location of property: 100 Culpepper Drive a/k/a 100 Culpepper Drive Condominium L 15A, Blue Bell, PA 19422-1123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sylviane M. Duplat and Charles E. Budd** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$189,415.78.

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.

13-16007

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision made for Orchard Courts Wemco, Inc., by Yerkes Engineering Company, dated May 10, 1971 and revised December 9, 1971, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a 65.00 feet wide right-of-way, which point is measured North 60 degrees, East 215.00 feet from a point of tangent in the same, which point is measured on the arc of a circle curving to the right having a radius of 15.00 feet, the arc distance of 23.56 feet from a point of curve on the Northeasterly side of a 50.00 feet wide right-of-way; thence from said point of beginning, extending along the same Southeasterly side

of said 65.00 feet wide right-of-way, 66.89 feet to a point a corner in the bed of a 35.00 feet wide right-of-way; thence extending through the same and along the Westerly side of a court, South 04 degrees, 55 minutes, 30 seconds East, 74.49 feet to a point, a corner in the bed of said 35.00 feet wide right-of-way and the Southerly side of said court; thence extending through the bed of said right-of-way and along said side of said court, South 85 degrees, 21 minutes, 30 seconds East, 2.12 feet to a point a corner; thence continuing through the bed of said 35.00 feet wide right-of-way South 04 degrees, 55 minutes, 30 seconds East, 42.97 feet to a point, a corner; thence leaving said right-of-way South 60 degrees, West 23.79 feet to a point a corner of Lot No. 34 on said plan; thence extending along the same North 30 degrees, West 111.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 33 on said plan.

BEING the same premises which William Douglas Wunder and Dawn I. Wunder, husband and wife, by Deed dated October 3, 1990 and recorded October 4, 1990 in and for Montgomery County, Pennsylvania, in Deed Book Volume 4959, Page 1574, granted and conveyed unto Kathryn E. Martin.

Parcel Number: 61-00-04076-86-7.

Location of property: 81 Orchard Court, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kathryn E. Martin** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$85,174.32.

Denise Carlon, Attorney.

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

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

13-21056

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a Certain Plan thereof known as 'Map of Section 'F' of Washington Square Heights, Inc.' made by Yerkes Engineering Company dated June 18, 1958 and last revised September 22, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sylvan Drive (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwesterly side of Lafayette Way (50 feet wide): (1) leaving Lafayette Way on the arc of a circle curving to the left having a radius of 13 feet the arc distance of 20.42 feet to a point of tangent on the Southwesterly side of Sylvan Drive; and (2) North 49 degrees, 9 minutes West along the Southwesterly side of Sylvan Drive 327.8 feet to the place of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Sylvan Drive 100 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Sylvan Drive 141.50 feet.

BEING Lot No. 222 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Casino-Kobus and Harry Steven Kobus, Jr., by Deed from Elisabeth S. Raymond, widow, dated 07/28/1997, recorded 08/12/1997 in Book 5195, Page 1761.

Parcel Number: 66-00-07321-00-2.

Location of property: 1526 Sylvan Drive, Blue Bell, PA 19422-3551.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry Steven Kobus, Jr. and Kimberly Casino-Kobus** at the suit of Wells Fargo Bank, N.A. Debt: \$221,787.51.

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.

13-21081

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 06/23/1997 and recorded 07/02/1997 in Book 5190, Page 1788 among the land records of the County and State set forth above, and referenced, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Final Plan of Subdivision made for Silvio Corporation by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated 10/15/76 and recorded in Plan Book A-27, Page 97 and 97-A, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Zieglerville Road (50 feet from the center line thereof); a corner of Lot No. 293; thence extending from said point of beginning and along Zieglerville Road, North 40 degrees, 22 minutes, 48 seconds East, 44 feet to a corner of Lot No. 295 on said plan; thence extending from Zieglerville Road and along said Lot No. 295, South 49 degrees, 37 minutes, 12 seconds East, 125.00 feet to a corner of Lot No. 247; thence along same, South 40 degrees, 22 minutes, 49 seconds West, 44 feet to a corner of Lot No. 293; thence along the same, North 49 degrees, 37 minutes, 12 seconds West, 125.00 feet to a point on the Southeasterly side of Zieglerville Road and being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Theresa Cook and Richard Cook, w/h, by Deed from Theresa Cook, a married woman, dated 06/22/2011, recorded 07/26/2011 in Book 5808, Page 312. Richard Cook departed this life on or about 1/7/2013, at which time his ownership interest automatically vested in the Surviving Tenant by the Entirety. Parcel Number: 38-00-03055-33-6.

Location of property: 247 Zieglerville Road, Schwenksville, PA 19473-2217.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theresa Cook** at the suit of Wells Fargo Bank, N.A. Debt: \$160,091.82.

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.

13-21102

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan prepared for Ashford made by Howard W. Doran, Inc., dated 8/4/1995, last revised 12/18/1996, said plan being recorded in Plan Book A-57, Page 369, as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Cherry Lane, said point being measured the two following courses and distances from the Northwesterly side of Reed Road: (1) leaving Reed Road along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 40.42 feet to a point on the Southwesterly side of West Cherry Lane; and (2) North 53 degrees, 54 minutes, 00 seconds East, 65.21 feet to the point of beginning, said point also being a corner of Lot 21; thence extending from said point of beginning along Lot 21 South 36 degrees, 06 minutes West crossing a 20 feet wide utility easement 122.10 feet to a point in line of Lot 20; thence extending partly along the same and partly along Lot 19 North 51 degrees, 15 minutes, 54 seconds West re-crossing the aforementioned easement 133.70 feet to a point in line of land now or late of Santine J. Beckius; thence extending along the same North 68 degrees, 50 minutes, 30 seconds East, 137.86 feet to a point on the Southwesterly side of West Cherry Lane; thence extending along the same South 53 degrees, 54 minutes, 00 seconds West, 59 feet to the first mentioned point and place of beginning.

CONTAINING in area 11,575 square feet more or less (0.266 acres more or less).

BEING Lot 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Charles T. Love, by Deed from Fay Development Corporation, a Delaware Corporation, dated 08/26/1998, recorded 10/08/1998 in Book 5243, Page 1515. Charles T. Love died on 11/10/2011 and, upon information and belief, his surviving heir(s) are Sarah Freece Love and Matthew Love. Plaintiffs representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor.

Parcel Number: 37-00-00539-51-3.

Location of property: 65 West Cherry Lane, Royersford, PA 19468-4322.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sarah Freece Love, in her Capacity as Heir of Charles T. Love and Matthew Love, in his Capacity as Heir of Charles T. Love, and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Charles T. Love, Deceased** at the suit of Pennymac Corp. Debt: \$344,216.38.

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

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

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

13-21528

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

BEGINNING at a point on the Southeast side of Kohn Street at the distance of sixteen feet Southwesterly from Oak Street, a corner of this and lot of land lately conveyed to W. Scott Werntz; thence at right angles to said Kohn Street, the line passing between the outer surface of the gable and wall of this and the gable and wall of the store and message erected on the said Werntz's lot, Southeasterly one hundred feet to an alley twenty feet wide; thence along the Northwest Side of said alley Southwesterly fifteen feet to a point a corner of this and land intended to be conveyed to Bella Murray; thence by the same parallel with the first line and through the middle of the partition wall between this and the adjoining house, one hundred feet to Kohn Street, aforesaid and along the Southwest side thereof Northeasterly fifteen feet to the place of beginning.

BEING the same premises which Anthony Venezia, by Deed dated November 4, 2005 and recorded November 17, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5579, Page 2334, granted and conveyed unto Paul V. Yannessa, as Sole Owner.

Parcel Number: 13-00-18496-00-4.

Location of property: 670 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Paul V. Yannessa, as Sole Owner** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust 2006-3, CSAB Mortgage Backed Pass-Through Certificates, Series 2006-3. Debt: \$79,546.41.

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.

13-21768

ALL THAT CERTAIN lot or piece of ground, situate in the 10th Ward of **Pottstown, Borough**, County of Montgomery and State of Pennsylvania being known as Lot #57 on Plan of Brookside Homes, Inc. made by George F. Shaner, Professional Engineer, dated January 19, 1948 and recorded at Norristown, Pennsylvania in Deed Book 1898, Page 600 and described, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Brookside Avenue (50 feet wide) said point of curve being the beginning of a radius corner into the Northeasterly side of Kenneth Avenue (fifty feet wide); thence extending along the said Southeasterly side of Brookside Avenue North sixty-one degrees, forty-two minutes East, forty-six feet, eleven and one-half inches to a point; thence extending along the said line of Lot #58 on said plan South twenty-eight degrees, eighteen minutes East, one hundred five feet one and one-half inches to a point in the center line of a ten feet wide "utility easement;" thence along the center line of same South sixty-one degrees, forty-two minutes West, thirty-eight feet, nine inches to a point on the Northeasterly side of Kenneth Avenue; thence extending along the same North forty-seven degrees, twenty minutes West, eighty-three feet one and three-quarters inches to a point of curve; thence on a line curving to the right in a Northerly direction with a radius of twenty feet the arc distance of thirty-eight feet, one-half inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Craig Schmeltzle and Linda Schmeltzle, husband and wife by Deed from Pamela Linderman, Agent for Mary Eleanor Segner a/k/a Mary Segner, widow dated 8/27/2009 and recorded on 9/3/2009 in the Montgomery County Recorder of Deeds in Book 5742, Page 02339.

Parcel Number: 16-00-02572-00-4.

Location of property: 822 Brookside Avenue, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Craig Schmeltzle and Linda Schmeltzle** at the suit of Ocwen Loan Servicing, LLC. Debt: \$160,891.64.

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.

13-21800

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as 'Colonial Heights' as laid out by Ralph E. Shaner Engineering Company of Pottstown, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 23 said point being on the Southwesterly property line of Concord Drive (50 feet wide) and distance along the same point marking the Southeasterly property line intersection of the aforesaid Concord Drive and another given 50 feet wide road or street known as Colonial Lane, as projected, South 28 degrees, 43 1/2 minutes East, 120.0 feet; thence from said point of beginning continuing along the Southeasterly property line of Concord Drive South 28 degrees, 43 1/2 minutes East, 74.07 feet to a point of tangency; thence by a curve curving to the left having a radius of 60 feet an arc length of 7.60 feet to a corner of Lot No. 25; thence along the same South 41 degrees, 08.32 minutes West, 213.02 feet to a corner on line of lands now or late of Paul Dames; thence along the same North 28 degrees, 43 minutes West, 155.0 feet to a corner of Lot No. 23; thence along the same North 61 degrees, 16 1/2 minutes East, 200.0 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Zaborsky and Jodie M. Zaborsky, h/w, by Deed from Gary R. Gross and Barbara G. Gross, h/w, dated 03/08/2007, recorded 03/13/2007 in Book 5638, Page 2736.

Parcel Number: 60-00-00217-00-2.

Location of property: 268 Concord Drive, Pottstown, PA 19464-1606.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jodie M. Zaborsky and Michael Zaborsky** at the suit of Ocwen Loan Servicing, LLC. Debt: \$259,544.85.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-21893

ALL THOSE TWO CERTAIN lots and pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated 6/25/1921 and recorded at Norristown, Pennsylvania in Deed Book 828, Page 600, as follows:

BEGINNING at a point in the middle line of Brookdale Avenue (formerly Widsor) (40 feet wide) at the distance of 255 feet Northwestward from the middle line of Easton Road (50 feet wide).

CONTAINING together in front or breadth on the said middle line of Brookdale Avenue 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northwestward between parallel lines at right angles to the said middle line of Brookdale Avenue 120 feet. BEING Lot 66 and 67 on said plan.

BEING the same premises which Harry E. Workman and Loretta C. Workman, his wife by Deed dated 6/10/1960, Page 122, conveyed unto Edward G. Valliere and Myriam R. Valliere, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Leslie P. McCoy and Carol Ann McCoy, husband and wife, as Tenants by the Entirety by Deed from Andre McCoy dated 11/09/2008 recorded 11/24/2008 in Deed Book 5715, Page 11.

Parcel Number: 30-00-05432-00-1.

Location of property: Residential dwelling.

The improvements thereon are: 2421 Brookdale Avenue, Abington, PA 19001.

Seized and taken in execution as the property of **Estate of Carol Ann McCoy, c/o Andre C. McCoy, Personal Representative, Andre C. McCoy, Personal Representative of the Estate of Carol Ann McCoy, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Carol Ann McCoy, Deceased, Alicen Limstoll, known Heir of Carol Ann McCoy, Leslie Paul McCoy, known Heir of Carol Ann McCoy, Leslie P. McCoy a/k/a Leslie Phillip McCoy** at the suit of Green Planet Servicing, LLC. Debt: \$95,437.15.

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.

13-21937

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared made by Borusiewicz Surveyors and Site Planners, dated June 20, 2007 and last revised March 27, 2008 and recorded in Montgomery County in Plan Book 34, Page 308, as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Second Avenue (80 feet wide to the point of right-of-way) which point of beginning is common to this Lot and Lot No. 1 as shown on said plan; thence extending from said point of beginning, along Lot No. 1, South 41 degrees, 00 minutes, 00 seconds West, 160.00 feet to a point in line of a 20 feet wide alley as shown on said plan; thence extending along the same, North 49 degrees, 00 minutes, 00 seconds West, 21.37 feet to a point on the Southeasterly side of a 6 feet wide alley, as shown on said plan; thence extending along the same, North 41 degrees, 00 minutes, 00 seconds East, 160.00 feet to a point on the Southwesterly side of said West Second Avenue; thence extending along the same South 49 degrees, 00 minutes, 00 seconds East, 21.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan.

BEING the same premises which 125 West 5th Avenue LLC, by Deed dated September 30, 2010 and recorded October 8, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5781, Page 2038, granted and conveyed unto Thomas Mulligan and Sabrina Jordan Mulligan, husband and wife, as Tenants by the Entirety.

Parcel Number: 05-00-07684-01-5.

Location of property: 145 West 2nd Avenue, Conshohocken, PA 19428-1835.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas Mulligan and Sabrina Jordan Mulligan a/k/a Sabrina J. Mulligan, husband and wife, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$385,326.75.

Denise Carlon, Attorney.

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

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

13-22330

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors of Bryn Mawr, Pennsylvania, on 12/13/1955 and last revised 5/13/1957, as follows, to wit:

BEGINNING at a point on the Southeast side of Valley Forge Road (80 feet wide) (also known as Trooper Road) which point is measured South 40 degrees, 14 minutes West, 683.65 feet from a point which point is measured on the arc of a circle curving to the left, having a radius of 13 feet, the arc distance of 20.42 feet from a point on the Southwest side of Betzwood Drive (60 feet wide); thence extending South 49 degrees, 46 minutes East, crossing the bed of a 14 feet wide utility easement 315.13 feet to a point in the bed of Philadelphia Electric Company right-of-way; thence extending along the bed of said right-of-way South 11 degrees, 46 minutes West, 56.96 feet to a point in the center line of said Philadelphia Electric Company right-of-way (110 feet wide); thence extending along the center line of same South 71 degrees, 46 minutes West, 64.83 feet to a point; thence extending North 49 degrees, 46 minutes West, partly through the bed of said Philadelphia Electric Company right-of-way and crossing the bed of aforesaid utility easement 308.37 feet to a point on the Southeast side of Valley Forge Road (also known as Trooper Road); thence extending along the Southeast side of Valley Forge Road (a/k/a Trooper Road) North 40 degrees, 14 minutes East, 105.33 feet to the first mentioned point and place of beginning.

BEING Lot No. 13.

BEING the same premises which Malik Ellis and Michele Ellis, his wife by Deed dated 8/10/2007 and recorded 8/15/2007 in Montgomery County in Deed Book 5660. Page conveyed unto Heather Hartner-Howell, in fee.

AND the said Heather Hartner-Howell is also known as Heather Lee Hartner.

Parcel Number: 63-00-08221-00-5.

Location of property: 1180 South Trooper Road, Norristown, PA 19403.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Heather Hartner-Howell a/k/a Heather Lee Hartner** at the suit of Police and Fire Federal Credit Union. Debt: \$213,122.73.

Joseph R. Loverdi, Attorney.

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

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

13-24001

ALL THAT CERTAIN one-story brick dwelling home with brick garage attached, together with the lot or piece of ground upon which the same is erected, being Lot #6, Block 'B', as shown on the Plan of "Maple Terrace II", said plan recorded in Plan Book Volume 1026, Page 600, Montgomery County Records, as shown on the revised Plan of "Maple Terrace" recorded in Plan Book Volume 1294, Page 600, Montgomery County Records, situate at the West corner of Lee Avenue and Spruce Street in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at the intersection of the Southwesterly lot line of Lee Avenue with the Northwesterly lot line of Spruce Street; thence extending along the Northwesterly lot line of Spruce Street in a Southwesterly direction the distance of 63.58 feet to a point; thence in a Northwesterly direction along the Southwesterly boundary line of "Maple Terrace" at right angles to the last described line, a distance of 60 feet to a point in line of Lot #7; thence along said Lot #7 in a Northeasterly direction at right angles to the last described line a distance of 63.58 feet to a point in the Southwesterly lot line of Lee Avenue; thence along the Southwesterly lot line of Lee Avenue in a Southeasterly direction at right angles with the last described line, a distance of 60 feet to the place of beginning.

BEING the same premises which Arthur A. Altomose and Beverly S. Altomose, husband and wife, by Deed dated April 23, 2008 and recorded May 5, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5691, Page 1434, granted and conveyed unto Beth Ann Miozzi.

Parcel Number: 16-00-18548-00-3.

Location of property: 268 Lee Avenue, Pottstown, PA 19464-4210.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael T. O'Boyle, Administrator of the Estate of Beth Ann Miozzi a/k/a Beth Ann O'Boyle** at the suit of Wells Fargo Bank, N.A. Debt: \$154,107.29.

Denise Carlon, Attorney.

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

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

13-24313

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a plan prepared for Belmont Estates prepared by Cowan Associates, Inc. dated 6-26-2003 last revised 4-4-2005 and recorded in Plan Book 24, Pages 493 to 502, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fairway Drive said point being a corner of Lot 31 as shown on the above mentioned plan; thence extending from said beginning point along Lot 31 North 39 degrees, 40 minutes, 00 seconds West, 277.13 feet to a point; thence extending North 37 degrees, 11 minutes, 05 seconds East, 80.49 feet to a point; thence extending North 35 degrees, 34 minutes 42 seconds East, 124.76 feet to a point a corner of Lot 33; thence extending along the same South 39 degrees, 40 minutes, 00 seconds East, 327.22 feet to a point on the Northwesterly side of Fairway Drive; thence extending along the same South 50 degrees, 20 minutes, 00 seconds West, 199.03 feet to the first mentioned point and place of beginning.

BEING Lot 32 as shown on the above mentioned plan.

BEING the same premises which Belmont Estates I, LLC, by Deed dated August 7, 2006 and recorded August 21, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05613, Page 0733, granted and conveyed unto Michael Wilson and Sandra D. Oehmke-Wilson, as Tenants by the Entirety.

Parcel Number: 34-00-01613-02-8.

Location of property: 609 Fairway Drive, Telford, PA 18969-2263.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael Wilson and Sandra D. Oehmke-Wilson, as Tenants by the Entirety** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-14. Debt: \$812,698.93.

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.

13-24601

PREM. 1:

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 according to a survey thereof made August 29, 1945, by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Southwest side of Spruce Street at the distance of 61.51' Northwesterly from the Northwest side of DeKalb Street; thence extending along the said Southwest side of Spruce Street, North 32°, 31' West, 69.15' to a point on the Southeast side of Ross Alley; thence extending along the Southeast side of said alley, South 58°, West 23.09' to a point, a corner; thence extending along the outer face of a 9" wall, South 32°, 31' East, 69.15' to a point, a corner of land of now or late Harry Feldman; thence extending along said land along the outer face of a 9" wall of the building erected upon these premises, North 58°, East 23.09' to the first mentioned point and place of beginning.

TAX MAP #13-00-33808-00-1; Block 107; Unit 36.

PREM. 2:

ALL THAT CERTAIN brick 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 Northwest side of DeKalb Street, at the distance of 23', 01-3/4" Southwest from the Southwest side of Spruce Street, 23.9' Southwest from the Southwest side of Spruce Street, according to survey made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 29, 1945, in the middle of the partition wall between this and the adjoining house; thence through the middle of the partition wall and along the line of land now or late of Elias Fillman, Northwestwardly 130', 01" (130.66' according to said survey) to a point on the Southeast side of Ross Alley and 24', 04" Southwest from the Southwest side of Spruce Street (23.9' Southwest from Southwest side of Spruce Street, according to said survey); thence extending along the Southeast side of Ross Alley, Southwestwardly 25', 08" to a corner of this and lot now or late of John Wood; thence by the same parallel with Spruce Street, Southeastwardly, 130', more or less, to DeKalb Street, aforesaid and along the Northwest side thereof Northeastwardly 26', 10-3/4" to the place of beginning.

TAX MAP #13-00-10120-00-1; Block 107; Unit 38.

BEING the same premises which Albert A. Galullo and Susan T. Galullo, his wife" by Deed dated August 28, 1998 and recorded September 8, 1998 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5239, Page 1192, granted and conveyed unto Lamar Johnson, 1/2 interest and Allan Andain and Muthel Andain, husband and wife, 1/2 interest, each 1/2 interest held to each other as Joint Tenants With Right of Survivorship.

Parcel Numbers: 13-00-10120-00-1 and 13-00-33808-00-1.

Location of property: 1043 DeKalb Street and 60 Spruce Street, Norristown, PA 19401.

The improvements thereon are: Buildings and improvements.

Seized and taken in execution as the property of **Lamar Johnson, 1/2 interest, Allan Andain a/k/a Allan G. Andain a/k/a Allen Andain and Muthel Andain, husband and wife, 1/2 interest, each 1/2 interest held to each other as Joint Tenants With Right of Survivorship** 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: \$60,206.29.

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.

13-24870

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania bounded and described according to a Record Plan of "Penn Forest", made by Strothers Associates, Inc., dated January 11, 1988, last revised August 5, 1994 and recorded in Montgomery County, Pennsylvania in Plan Book A-55, Page 151, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Addison Lane (50 feet wide), said point being a corner of Lot Number 16, as shown on the above mentioned plan; thence extending from said point of beginning, along the Northwesterly side of Addison Lane, South 48 degrees, 25 minutes, 00 seconds West, 110.00 feet to a point; thence extending North 42 degrees, 00 minutes, 00 seconds West, 215.22 feet to a point; thence extending North 48 degrees, 25 minutes, 00 seconds East, 111.57 feet to a point, a corner of Lot Number 16, aforesaid; thence extending along said Lot Number 16, South 41 degrees, 35 minutes, 00 seconds East, 215.21 feet to the first mentioned point and place of beginning.

CONTAINING in area 23,842 square feet, more or less.

BEING Lot Number 17, as shown on the above mentioned plan.

BEING the same premises which Penn Forest Limited Partnership, a Pennsylvania Limited Partnership, by Deed dated May 25, 1995 and recorded June 12, 1995 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5115, Page 1, granted and conveyed unto Harry F. Green, III and Ellen Casey Green, husband and wife, as Tenants by the Entireties.

Parcel Number: 46-00-00003-10-3.

Location of property: 118 Addison Lane, Lansdale, PA 19446-1669.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Harry F. Green, III a/k/a Harry F. Green a/k/a Harry Green, Ellen Casey Green a/k/a Ellen C. Green a/k/a Ellen Green and United States of America** at the suit of U.S. Bank National Association, as Trustee for RASC 2006-EMX4. Debt: \$296,035.96.

Denise Carlon, Attorney.

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

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

13-25030

ALL THAT CERTAIN lot or piece of land, with three story brick house thereon erected, being No. 449 Chestnut Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Chestnut Street at a distance of one hundred five feet West from the Northwest corner of Chestnut and Washington Streets, a corner of this and property now or late of Mary J. Bechtel; thence Northwardly through the center or middle of the partition or division wall of the hereby granted brick message and property now or late of Mary J. Bechtel, one hundred forty feet to a twenty feet wide alley; thence by the same Westwardly fifteen feet to other property of Arlington Real Estate Company, being No. 447 Chestnut Street; thence by the same Southwardly through the center or middle of the partition or division wall of the hereby granted brick message and said message adjoining on the West one hundred forty feet to Chestnut Street aforesaid; thence by the same Eastwardly fifteen feet to the place of beginning.

BEING the same premises which Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C., by Indenture dated 03-30-95 and recorded 04-20-95 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5110, 1177, granted and conveyed unto Luis M. Rodriguez.

Parcel Number: 16-00-06268-00-7.

Location of property: 449 Chestnut Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Mark T. Rechkemmer** at the suit of First Niagara Bank, N.A. Debt: \$78,320.65.

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.

13-25155

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

BEGINNING at a point on the Northeastly side of Oakwood Avenue at the distance of 19 feet, 1 1/2 inches Northwestwardly from the Northerly corner of said Oakwood Avenue and an alley, laid out 20 feet wide, which alley is at the distance of 190 feet, more or less, from the Easterly corner of Selma Street and Oakwood Avenue, a corner of this and property now or formerly of Jessy K. Burnett; thence at right angles with said Oakwood Avenue, the line passing partly through the middle of the partition wall of this and the message erected on said Burnett's Lot, Northeastwardly 121 feet, 7 inches to the Southwestly side of Haws Alley, laid out 20 feet wide; thence Northwestwardly along the said side of said alley, 19 feet, 1 1/2 inches to a point, a corner of this and property of Jacob G. Royer; thence along said Royer's property at right angles to said Haws Alley, Southwestwardly 121 feet, 7 inches to a point on the Northeastly side of said Oakwood Avenue and along said side of said Oakwood Avenue, Southeastwardly 19 feet, 1 1/2 inches to the place of beginning.

Parcel Number: 13-00-29468-00-3.

Location of property: 1223 Oakwood Avenue, Norristown, PA 19401-4213.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lisa Stull and Eric Stull, as Tenants by the Entireties** at the suit of Wells Fargo Bank, N.A. Debt: \$161,214.75.

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.

13-25347

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in Fox Ridge Estates, **Limerick Township**, Montgomery County, Commonwealth of Pennsylvania, designated as Unit No. 60, on a certain Plan of Subdivision prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc., dated January 12, 1989, revised June 1, 1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 462 and 463, with subsequent revisions thereto through April 27, 1990, described in accordance therewith, as follows:

BEGINNING at a point, a corner of this and Unit No. 61, as shown on said Plan, which point is measured the 13 following courses and distances from a point formed by the junction of the centerline of Hunter Lane (of varying widths) with the Northwestly ultimate right-of-way line of Kugler Road (no width given), as shown on said plan: (1) leaving said point of junction and extending along the center line of Hunter Lane North 46 degrees, 29 minutes, 55 seconds West, 49.74 feet to a point of curve; (2) continuing along the center line of Hunter Lane on the arc of a curve to the left, in a Northwestwardly direction, having a radius of 300.00 feet, the arc distance of 197.37 feet to a point of tangent; (3) continuing along the center line of Hunter Lane North 84 degrees, 11 minutes, 39 seconds West, 228.13 feet to a point of curve; (4) continuing along the center line of Hunter Lane on the arc of a curve, curving to the right, in a Northwestwardly to Northeastwardly direction having a radius of 150.00 feet, the arc distance of 294.28 feet to a point of tangent; (5) continuing along the center line of Hunter Lane North 28 degrees, 12 minutes, 38 seconds East, 230.56 feet to a point of curve; (6) continuing along the center line of Hunter Lane on the arc of a curve curving to the left in a Northeastwardly to Northwestwardly direction having a radius of 150.00 feet,

the arc distance of 209.60 feet to a point of tangent; (7) continuing along the center line of Hunter Lane North 51 degrees, 50 minutes, 58 seconds West, 170.32 feet to a point of curve; (8) continuing along the center line of Hunter Lane on the arc of a circle curving to the left in a Northwestwardly to Southwestwardly direction having a direction for 150.00 feet the arc distance of 230.12 feet to a point of juncture of said center line of Cedar Court; (9) along the center line of Cedar Court North 51 degrees, 50 minutes, 58 seconds West, 294.95 feet to a point; (10) continuing along the center line of Cedar Court South 38 degrees, 09 minutes, 02 seconds West, 75.00 feet to a point; (11) continuing along the center line of Cedar Court South 31 degrees, 50 minutes, 58 seconds East, 50 feet to a point; (12) South 38 degrees, 09 minutes, 02 seconds West, 37.50 feet to a point; and (13) North 51 degrees, 50 minutes, 58 seconds West, 20.00 feet to a point of beginning.

CONTINUING in width or breadth from said point of beginning on the course bearing North 51 degrees, 50 minutes, 50 seconds West, 20.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto 100.00 feet.

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 dated May 31, 1991, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4978, Page 786 &c and another certain Declaration dated May 31, 1991, with First Amendment to Declaration dated even dated therewith as recorded in the Office aforesaid, in Deed Book 4978, Page 726 &c with Second Amendment to Declaration dated August 16, 1991, as recorded in the Office aforesaid in Deed Book 4994, Page 1808 &c and any amendment to the said Declaration, as the same may be duly adopted from time to time.

BEING Lot No. 60 on said plan.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights-of-way appearing of record, including but not limited to those appearing in Deed Book Volume 5465, Page 1387, et seq.

BEING the same premises which Pamira Bezmen by Deed dated March 16, 2005 and recorded April 25, 2005 in Deed Book 5551, Page 1152, Montgomery County records, granted and conveyed unto Jeffrey A. Koons and Joanne L. Hunsberger. And the said Jeffrey A. Koons and Joanne L. Hunsberger married on January 7, 2006 and Joanne L. Hunsberger is now known as Joanne L. Koons.

AND THE SAID Jeffrey A. Koons and Joanne L. Koons, his wife, were divorced on October 25, 2011 by decree filed in Montgomery County, Pennsylvania, to No. 2011-14954.

THIS DEED IS EXEMPT FROM TRANSFER TAX. It is a conveyance between parties who were previously married.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party (ies) of the first part, of, in, and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances unto the said party (ies) of the second part, his/her/their heirs and assigns, to the only proper use, benefit and behoof of the said party(ies) of the second part, his/her/their heirs and assigns forever.

UNDER AND SUBJECT, NEVERTHELESS, to a first mortgage from first parties to MERS dated April 15, 2005 and recorded April 25, 2005 in Mortgage Book Volume 11446, Page 1609, Montgomery County records, in the principal amount of \$188,000.00; and also to a second mortgage from first parties to MERS/Citibank NA dated January 30, 2007 and recorded February 22, 2007 in Mortgage Book Volume 12036, Page 864, Montgomery County records, in the principal amount of \$62,000.00, which mortgages second party assumes and agrees to pay.

TITLE TO SAID PREMISES IS VESTED IN Joanne L. Hunsberger, a/k/a, Joanne L. Koons, by Deed from Jeffrey A. Koons and Joanne L. Hunsberger, n/k/a, Joanne L. Koons, dated 03/19/2012, recorded 03/20/2012 in Book 5830, Page 994.

Parcel Number: 37-00-00347-52-5.

Location of property: 60 Cedar Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey A. Koons and Joanne L. Hunsberger a/k/a Joanne L. Koons** at the suit of Federal National Mortgage Association. Debt: \$201,241.31 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.

13-25448

ALL THAT CERTAIN message or tenement and tract piece or parcel of land, situated in **Green Lane Borough**, County of Montgomery and State of Pennsylvania bounded and limited and described, as follows, to wit:

BEGINNING at an iron pin set for a corner in a public road leading from Green Lane to the state highway known as Water Street; thence South along said public road 4 1/2 perches to an iron pin set for a corner in line of now at late Joseph K. Gottshalk's land; thence by the same South 90 degrees, West 11 4/5 perches to an iron pin act for a corner at the Lerkkiemen Hallway; thence by the same North 23 degrees, last 52 perches to an iron pin set for a corner at said Lerkkiemen Hallway and lot of late Henry Scholl; thence by the same North 90 degrees, East 9 9/10 perches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William Wightman and Roxanne Wightman, h/w, by Deed from Harvey Lee Weinrebe, Executor of the Estate of Joseph R. Taraskas, deceased and Maryann Taraskas Hammond, Co-Executor of the Estate of Ann C. Taraskas, deceased, dated 10/28/2003, recorded 01/27/2004 in Book 5492, Page 1039.

Parcel Number: 07-00-00115-00-4.

Location of property: 759 Lumber Street, Green Lane, PA 18054-2231.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Wightman and Roxanne Wightman** at the suit of The Bank of New York Mellon f/k/a the Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1. Debt: \$338,299.39.

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.

13-25486

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 plan thereof made by Donald H. Schurr, Registered Land Surveyor on February 20, 1952 and recorded at Norristown, in Deed Book 2273, Page 601, as follows, to wit:

SITUATE on the Northeastly side of Stoney Creek Road (50 feet wide) at the distance of two hundred eighty feet Southeastwardly from a point of curve formed by the intersection of the Northeastly side of Stoney Creek Road with the Southeastly side of Brookside Road (50 feet wide).

CONTAINING in: front or breadth on Stoney Creek Road, seventy feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Stoney Creek Road one hundred thirty feet; thence Southeastly line through the center of a fifteen foot wide drainage easement to the center of a certain other fifteen foot wide drainage easement.

TITLE TO SAID PREMISES IS VESTED IN Eugene A. Guyer, by Deed from John J. Farrell, III, Executor, Estate of Margaret Greidus, Deceased, dated 07/29/2002, recorded 09/26/2002 in Book 5426, Page 1379.

Parcel Number: 33-00-08461-00-2.

Location of property: 3009 Stoney Creek Road, Norristown, PA 19401-1371.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eugene A. Guyer** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$199,311.86.

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

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

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

13-26055

ALL THAT CERTAIN tract of land, situate in **East Norriton Township**, Montgomery County, Pennsylvania, as shown on and described in accordance with a Survey Plan prepared by Barry Isett and Associates, P.C., Norristown, Pennsylvania, dated 9/18/1995, being more particularly described, as follows:

COMMENCING at the intersection of the center line of Swede Road (50 feet wide) and the center line of Mill Road (41.5 feet wide); thence along the center line of Swede Road, South 63 degrees, 16 minutes, 00 seconds West, 300.00 feet to a point; thence leaving the center line of Swede Road, South 26 degrees, 44 minutes, 00 seconds East, 30.00 feet to a rebar set in the Southeastly side line of Swede Road and the Northwestly line of lands now or formerly of Rolling Green Partners (a Pennsylvania Limited Partnership), described in Deed Book 4614, Page 386, said rebar being at the point of beginning; thence continuing along said lands of Rolling Green Partners the following three courses: (1) South 26 degrees, 44 minutes, 00 seconds East, 250.00 feet to a rebar set; (2) South 63 degrees, 16 minutes, 00 seconds West, 175.00 feet to a rebar set; (3) North 26 degrees, 44 minutes, 00 seconds West, 250.00 feet to a rebar set in the Southeastly side line of Swede Road; thence continuing along the Southeastly side line of Swede Road, North 63 degrees, 16 minutes, 00 seconds East, 175.00 feet to the point of beginning.

BEING the same premises which Midlantic Bank, N.A., Executor of the Estate of George J. Bernhard, Deceased, by its Deed dated October 27, 1995, and recorded November 8, 1995, in the Recorder of Deeds Office of Montgomery County, Pennsylvania, in Deed Book 5131, Page 490, granted and conveyed unto David A. DeSantis and Paula C. DeSantis, h/w.

Parcel Number: 33-00-09106-00-5.

Location of property: 2618 Swede Road, Norristown, PA 19403.

The improvements thereon are: Single family residential duplex.

Seized and taken in execution as the property of **David A. DeSantis and Paula C. DeSantis** at the suit of National Penn Bank. Debt: \$98,791.65.

Richard Brent Somach, Attorney.

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

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

13-27077

ALL THAT CERTAIN condominium unit, being a unit in Oxford of Blue Bell Condominium, situate in **Whitpain Township**, Montgomery County, as designated in the Declaration of Condominium for Oxford of Blue Bell Condominium ('Declaration'), established pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S. 3101 et seq., said Declaration dated 3/27/2006 and recorded in the Recorder of Deeds of Montgomery County on 3/28/2006 in Deed Book 5594, Page 2698, and a First Amendment to Declaration of Condominium for Oxford Blue Bell Condominium dated 4/3/2006 recorded 4/6/2006 in Deed Book 5596, Page 1281 and the Declaration Plan dated 3/9/1995 and last revised 3/23/2006 and recorded as part of the Declaration.

TOGETHER with all right, title and interest, being a undivided interest of, in and to the Common Elements, as more particularly set forth in said Declaration and any amendment thereof. Being part of the same premises which Oxford of Blue Bell, L.P., a Pennsylvania Limited Partnership by Deed dated 9/21/2005 and recorded 10/11/2005 in Montgomery County in Deed Book 5574, Page 1750 conveyed unto Oxford of Blue Bell, L.P., a Pennsylvania Limited Partnership, in fee.

TITLE TO SAID PREMISES IS VESTED IN Karen D. Stifnell, by Deed from Oxford of Blue Bell, L.P., a PA Limited Partnership, dated 08/15/2006, recorded 09/11/2006 in Book 5615, Page 2222.

Parcel Number: 66-00-04611-90-9.

Location of property: 41 Ramsgate Court a/k/a 41 Ramsgate Court, Building 213 U-41, Blue Bell, PA 19422-2547.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen D. Stifnell** at the suit of Ocwen Loan Servicing, LLC. Debt: \$193,395.84.

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.

13-27236

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

BEGINNING at a point on the Southwest side of Freedley Street, marking its intersection with a line drawn through the middle of the partition wall between the house upon this and that upon the adjoining lot and being thirty feet Northwest from the Northwest side of Locust Street; thence along said side of Freedley Street Northwesterly thirty feet; thence Southwesterly parallel with Locust Street one hundred twenty-six and fifty-nine and one-hundredths feet to the Northeastly side of Bailey Alley; thence along the Northeast side thereof Southeasterly thirty feet; thence by lands now or late of Norwood D. Mathias, parallel with Locust Street and passing through the middle of the above mentioned partition wall Northeastly one hundred twenty-six and fifty-nine one-hundredths feet to the place of beginning.

ALL THAT CERTAIN tract of land, situate in **Norristown Borough**, aforesaid, bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of Freedley Street at the distance of sixty feet Northwesterly from the Northwest side of Locust Street, a corner of this land and land now or late of Samuel D. Miller; thence along said side of Freedley Street Northwest sixteen feet to a point a corner of land now or late of Albert Baker; thence along said land Southwest parallel with Locust Street one hundred twenty-six and fifty-nine one-hundredths feet to a point on the Northeast side of Bailey Avenue; thence along the Northeast side of said alley, Southeast sixteen feet to a corner of land of Samuel D. Miller, aforesaid; thence by said land Northeast one hundred twenty and fifty-nine hundredths feet to Freedley Street, the place of beginning.

BEING the same premises which John H. Fisher by his Deed dated October 19, 2000 and recorded in Montgomery County Record Book _ and Page _ granted and conveyed unto his sister, Hope Fisher Eagens, the grantor herein.

BEING the same premises which Hope Fisher Eagens n/k/a Hope A. Eagens by Indenture dated 10/19/00 and recorded 11/20/00, in Montgomery County in Deed Book 6339 and Page 154, granted and conveyed unto Matthew W. Eagens, in fee.

Parcel Number: 13-00-12524-00-9.

Location of property: 102 West Freedley Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Faith Eagens** at the suit of Bank of America, N.A. s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$214,972.52.

Richard J. Nalbandian, Attorney. I.D. #312653

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

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

13-27350

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery, Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Montgomery Meadows by Urwiler and Walter, Inc., dated January 12, 1990, and last revised on October 28, 1997, and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point on the Northeastly side of Seminary Street (fifty feet wide) said point being a corner of Lot Number 180, as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and long Lot Number 180, North sixty-seven degrees, twenty- eight minutes, fifty-eight seconds East,

one hundred one and thirty-one one-hundredths feet to a point in line of Lot Number 168; thence extending along Lot Number 168 and partly along Lot Number 169, South thirty-two degrees, seventeen minutes, twenty-one seconds East, fifty and forty-five one-hundredths feet to a point a corner of Lot Number 178; thence extending along Lot Number 178, South sixty-seven degrees, twenty-eight minutes, fifty-eight seconds West, one hundred nine and eighty-seven one-hundredths feet to a point on the Northeastly side of Seminary Street; thence extending along the Northeastly side of Seminary Street, North twenty-two degrees, thirty-one minutes, two seconds West, forty-nine and seventy-two one-hundredths feet to a point, a corner of Lot Number 180 aforesaid, being the first mentioned point and place of beginning.

BEING Lot Number 179 as shown on the above mentioned plan.

BEING the same premises which Daniel M. Traupman and Deseret H. Traupman, husband and wife, by Deed dated May 9, 2012 and recorded May 22, 2012 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5835, Page 2876, granted and conveyed unto Aaron Hinkle.

Parcel Number: 15-00-02458-22-7.

Location of property: 572 Seminary Street, Pennsburg, PA 18073-1556.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Aaron Hinkle** at the suit of Wells Fargo Bank, N.A. Debt: \$170,113.15.

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.

13-27373

ALL THAT CERTAIN message and lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #86 and part of Lot #87 on Plan of Jefferson Manor by Jefferson Realty Company, recorded in Book 821, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Orchard Lane at the distance of 255 feet, 10 inches Northeast of the Northeast side of Juniata Road, a corner of this and property now or late of James N. Decker; thence along said Orchard Lane North 45 degrees, 55 minutes East, 75 feet to a line of Lot #85; now or late of Horace Hamill; thence along Lot #85, South 44 degrees, 5 minutes East, 190.9 feet to the land of Eliza K. Miller; thence along said Miller's land, South 43 degrees, 39 minutes West, 75.5 feet to a point, a corner of this and land of James M. Decker; thence along said land, North 44 degrees, 5 minutes West, 194.3 feet to the Southeast side of Orchard Lane, the place of beginning.

BEING the same premises which Andrea Ruth Liberatoscioli and Carl E. Stotz, by Deed dated November 26, 2008 and recorded December 4, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5716, Page 36, granted and conveyed unto Linda A. Capone.

Parcel Number: 63-00-05524-00-2.

Location of property: 32 Orchard Lane, Jeffersonville, PA 19403-3110.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Linda A. Capone** at the suit of Wells Fargo Bank, N.A. Debt: \$245,564.81.

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.

13-27540

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 Final Plan of Subdivision of Stonegate, Section 2, prepared for Oxford Land Development Ltd. by Stout, Tacconelli and Associates, Inc., Civil Engineers and Land Surveying, dated 9/17/1993 and recorded in Plan Book A-54, Page 492, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hill Drive (25.00 feet wide), said point being a corner of Lot No. 55 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 55 North 33 degrees, 12 minutes, 40 seconds West, 102.00 feet to a point, a corner; thence extending North 56 degrees, 47 minutes, 20 seconds East, 43.00 feet to a point, a corner; thence extending South 33 degrees, 12 minutes, 40 seconds East, 102.00 feet to a point on the Northwesterly side of Hill Drive; thence extending along the Northwesterly side of Hill Drive South 56 degrees, 47 minutes, 20 seconds West, 43.00 feet to a point a corner of Lot No. 55, being the first mentioned point and place of beginning.

BEING known as Lot No. 56 on the above mentioned plan.

BEING the same premises which Jonathan P. Hassan, by Deed dated November 30, 1994 and recorded December 7, 1994 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5099, Page 1311, granted and conveyed unto Michael J. Murray and Joyce J. Murray, husband and wife, as Tenants by the Entireties.

Parcel Number: 56-00-03851-25-1.

Location of property: 1113 Hill Road, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael J. Murray and Joyce J. Murray** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-8, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$211,539.03.

M. Troy Freedman, Attorney.

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

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

13-27605

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania on May 26, 1948, as follows:

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

UNDER AND SUBJECT to certain agreements of record.

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

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

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

The improvements thereon are: Single family residential dwelling and related improvements.

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

Jeffrey G. Trauger, Attorney.

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

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

13-27858

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in the 9th Ward, **Norristown Borough**, County of Montgomery, State of Pennsylvania, described according to a plan known as Norriswood Homes, made by Damon and Potter, Civil Engineers, dated August 31, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Arch Street (66 feet wide) at the distance of 138 feet measured South 51 degrees, 20 minutes West along Arch Street from a point of curve on Arch Street, which point of curve is measured on the arc of a circle on a line curving to the left having a radius of 20 feet the arc distance of thirty-one and forty-two one-hundredths feet from a point on the Southwesterly side of Dartmouth Drive (50 feet wide); thence extending from the first above mentioned beginning point, South 38 degrees, 40 minutes East through the title line in the bed of a certain driveway, which driveway extends Northwestwardly into Arch Street as shown on said plan and a long line of lot 4 on said plan 108 feet to a point in line of Lot No. 21 on said plan; thence extending South 51 degrees, 20 minutes West along part of the rear lines of Lots Nos. 21 and 20 on said plan 30 feet to a point; thence extending North 38 degrees, 40 minutes West along line of Lot No. 6 on said plan and partly through the party wall of the house erected on this lot and the house erected on the lot adjoining to the Southwest 108 feet to a point on Arch Street; thence extending North 51 degrees, 20 minutes East along Arch Street 36 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said plan.

TOGETHER with the free common use, right, liberty and privilege of the above mentioned driveway as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners tenants and occupiers of the premises by bounding thereon and having the use thereof, subject however to the proportionate part of the expensed of keeping said driveway in good order, condition and repair at all times hereafter forever.

TITLE TO SAID PREMISES VESTED IN Chandra M. Greene by Deed from Philomena E. Brook, widow dated 4/29/2004 and recorded on 6/21/2004 in the Montgomery County Recorder of Deeds in Instrument No. 2004106985.

Parcel Number: 13-00-02108-00-3.

Location of property: 1806 Arch Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Chandra M. Greene** at the suit of Citimortgage, Inc. Debt: \$132,449.04.

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.

13-28644

ALL THAT CERTAIN message and tract or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by M.D. Patterson, Civil Engineer, as follows:

BEGINNING at a point on the Northwest side of Chain Street at the distance of 30 feet Northeasterly from the North corner, (also called Northwest corner), of Lafayette and Chain Streets, a corner of this and other property of Elma R. Guilbert; thence at right angles to Chain Street Northwesterly the line passing through the middle of the partition wall between this house and the house of Elma R. Guilbert 101 feet to the Southeast side of a 4 feet wide alley, which alley is dedicated by Elma R. Guilbert for the use of the properties abutting thereon forever; thence along said side of said alley Northeasterly 17 feet to the other property now or late of Elma R. Guilbert; thence along said Elma R. Guilbert's other property Southeasterly 101 feet to the Northwest side of Chain Street aforesaid and along said side of said Chain Street Southwesterly 17 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William H. Fishman, by Deed from Harriet Murray, Executrix of the Estate of Mamie Z. Smondrowski, Deceased, dated 11/24/2004, recorded 11/30/2004 in Book 5534, Page 2529.

Parcel Number: 13-00-07244-00-6.

Location of property: 205 Chain Street, Norristown, PA 19401-4503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William H. Fishman** at the suit of JP Morgan Chase Bank, National Association. Debt: \$76,410.39.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-29550

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot #3 on a plan showing subdivision of a portion of property of Heston R. Tyson, made by Will D. Hiltner, Registered Land Surveyor, Norristown, Pennsylvania, in the month on February, 1947 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Heston Avenue 50 feet wide at the distance of 264.94 feet Northeastwardly from the intersection of the Northwest side of Heston Avenue with the title line in the bed of Egypt Road, being a corner of Lot #2 on said plan; thence extending along Lot #2 North 48 degrees, West 175 feet to a point; thence extending North 42 degrees, East 60 feet to a point a corner of Lot #4; thence along Lot #4 South 48 degrees, East 175 feet to a point on the Northwest side of Heston Avenue aforesaid; thence along the Northwest side thereof, South 42 degrees, West, 60 feet to the place of beginning.

UNDER AND SUBJECT to certain buildings conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph Gajewski, Jr. by Deed from Joseph Gajewski, Executor of the Estate of Gajewski, deceased and Joseph Gajewski, Jr. a/k/a. Joseph Gajewski, Individually and George Gajewski, Beneficiary dated 09/19/2005 recorded 10/25/2005 in Deed Book 5576 Page 1946.

Parcel Number: 63-00-02881-00-8.

Location of property: 437 Heston Avenue, West Norriton Township, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Gajewski, Jr. a/k/a Joseph G. Gajewski, Jr.** at the suit of PNC Bank, National Association. Debt: \$176,306.49.

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

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

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

13-29658

ALL THAT CERTAIN tract or piece of ground, with the buildings and improvements thereon erected, as follows, situate in **Upper Dublin Township**, the County and State aforesaid, bounded and described according to a survey thereof by C. Raymond Weir, Registered Surveyor, February 1, 1937, as follows:

BEGINNING at an iron pin marking the point of intersection of the Southeastly side of Church Street 40 feet in width (the center line thereof being the line dividing the Township of Upper Dublin from the Borough of Ambler) and the Northerly side of Highland Avenue, 50 feet in width; thence along said side of Church Street, North 45 degrees, 15 minutes East, 113.87 feet to an iron pin; thence along other land of Mattison Estates, Inc., of which this was formerly a part, the two following courses and distances; North 89 degrees, 32 minutes East, 47.1 feet to an iron pin and South 10 degrees, 11 minutes West, 101.9 feet to an iron pin in the Northerly side of Highland Avenue aforesaid; and along said side thereof North 79 degrees, 49 minutes West, 111.71 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George M. Alden and Ruth M. Alden, by Deed from Frank Lochetto and Josephine Lochetto, dated August 25, 1978 and recorded August 30, 1978 in Deed Book 4337, Page 175.

Parcel Number: 54-00-08377-00-2.

Location of property: 401 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George M. Alden and Ruth M. Alden** at the suit of Bank of America, N.A. Debt: \$395,187.25.

Marc S. Weisberg, Attorney.

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

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

13-29771

ALL THAT CERTAIN interior lot or parcel of ground, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a monument set at a corner common to ground of Philadelphia Electric Company and ground of Leon J. Wright, et ux., said point being at the distance of one hundred twenty-three feet and two one-hundredths of a foot (123.02 feet) measured North thirty-eight degrees, nine minutes East, (North 38 degrees, 09 minutes East) along the line dividing ground of Philadelphia Electric Company and ground of Leon J. Wright, et ux., from a point on the middle line of the Horsham and Hatboro Turnpike (45 feet wide), a corner common to ground of Philadelphia Electric Company and ground of Leon J. Wright, et ux., said last mentioned point being at the distance of

three hundred feet and eight one-hundredths of a foot (300.08 feet) measured South sixty-four degrees, one minute, thirty seconds East (South 64 degrees, 01 minute, 30 seconds East) along the said middle line of the Horsham and Hatboro Turnpike from its intersection with the middle line of Cottage Avenue (40 feet wide), extended Southwestwardly; and extending thence from said point of beginning through ground of Philadelphia Electric Company, of which this is a part, North thirty-eight degrees, nine minutes East, (North 38 degrees, 09 minutes East) seventy-four feet and seventy-five one-hundredths of a foot (74.75 feet) to a monument set at a corner common to ground herein described, remaining ground of Philadelphia Electric Company and ground now or late of Marcia K. Stewart; thence along said ground now or late of Marcia K. Stewart and ground now or late of Georgeanna S. Bickel North seventy degrees, twenty-four minutes, thirty seconds East (North 70 degrees, 24 minutes, 30 seconds East), crossing Pennypack Creek, one hundred forty-nine feet and seventy-five one-hundredths of a foot (149.75 feet) to a point within the bed of said Pennypack Creek in line of ground now or late of Elizabeth J. Bickel, a corner common to ground herein described and said ground now or late of Georgeanna S. Bickel; thence along said ground now or late of Elizabeth S. Bickel South thirty-eight degrees, nine minutes West, (South 38 degrees, 09 minutes West) partly within the bed of Pennypack Creek and crossing said creek, one hundred eighty-four feet and six one-hundredths of a foot (184.06 feet) to a monument set at a corner common to ground herein described and ground of Leon J. Wright, et ux., and thence along the last mentioned ground North sixty-four degrees one minute thirty seconds West, (North 64 degrees, 01 minute, 30 seconds West) eighty-one feet and seventy-six one-hundredths of a foot (81.76 feet) to the first mentioned point and place of beginning.

CONTAINING two hundred thirty-seven one-thousandths (0.237) of an acre, more or less.

TITLE TO SAID PREMISES IS VESTED IN Leon J. Wright and Mary E. Wright, his wife, by Deed from Philadelphia Electric Company, dated 02/06/1962, recorded 05/06/1971 in Book 3660, Page 199. Mary E. Wright was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Mary E. Wright's death on or about 09/01/1984, her ownership interest was automatically vested in the surviving Tenant by the Entirety. Leon L. Wright died on 01/14/2013, and upon information and belief, his surviving heirs Gerald Wright and Terrance Wright. Plaintiffs representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor.

Parcel Number: 36-00-05311-00-8.

Location of property: 188 Horsham Road, Horsham, PA 19044-2602.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerald Wright, in his Capacity as Heir of Leon J. Wright, Deceased and Terrance Wright, in his Capacity as Heir of Leon J. Wright, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Leon J. Wright, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, N.A. f/k/a First Union Home Equity Bank, N.A. Debt: \$72,397.66.

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

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

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

13-29779

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Condominium known as 'the Light Foundry' a condominium, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. #196 by the recorded in the Office for the Recorder of Deeds of Montgomery County, a Declaration dated April 17, 1991 and recorded in Deed Book 4973, Page 1612 and Declaration Plans thereto as part of the Declaration of Condominium, being and designated on Declaration Plan as Unit 10 as more fully described in such Declaration of Condominium together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 0.0620%.

THE grantee for and on behalf of the grantee and the grantee's heirs, personal representatives, successors and assigns by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the council in accordance with the Unit Property Act of Pennsylvania and further covenants and agrees that the unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that except insofar as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING the same premises date 09/07/1995 and recorded 10/10/1995 which First Lehigh Bank by Indenture bearing at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5127, Page 2495 etc., granted and conveyed unto Georgine C. Kubilus, in fee.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Rosa and Marc S. Ciffone, by Deed from Georgine C. Kubilus, dated 11/15/2005, recorded 12/27/2005 in Book 5584, Page 1483.

Parcel Number: 16-00-30508-36-4.

Location of property: 154 North York Street a/k/a 107 Walnut Street, Condominium 10, Pottstown, PA 19464-5441.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter A. Rosa and Marc S. Ciffone** at the suit of HSBC Bank USA, N.A. as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AP1. Debt: \$41,594.20.

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.

13-29780

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

BEGINNING at a point on the Southwesterly side of Pleasant Hill Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Countrywood Lane: (1) leaving Countrywood Lane on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Pleasant Hill Road; and (2) South 55 degrees, 20 minutes East along the Southwesterly side of Pleasant Hill Road 127.72 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly side of Pleasant Hill Road the three following courses and distances: (1) South 55 degrees, 20 minutes East, 55.00 feet to a point of curve; (2) Southeastwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 41.54 feet to a point of tangent; and (3) South 39 degrees, 28 minutes, 01 seconds East crossing the bed of a certain 20.00 feet wide drainage Easement 33.00 feet to a point on the Southeasterly side of said Easement; thence extending South 62 degrees, 43 minutes, 20 seconds West along the Southeasterly side of said Easement 220.06 feet to a point; thence extending North 36 degrees, 54 minutes, 30 seconds West recrossing the bed of the aforesaid 20.00 feet wide Drainage Easement 89.04 feet to a point; thence extending North 53 degrees, 05 minutes, 30 seconds East, 190.55 feet to the first mentioned point and place of beginning.

BEING Lot Number 13 Section Number 2 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Harry W. House and Kim D. Zawislak, by Deed from The Estate of Carmen A. Lanzetta, a/k/a Carmen A. Lanzetta, Sr., dated 07/08/2009, recorded 07/16/2009 in Book 5737, Page 740. Parcel Number: 59-00-14455-00-3.

Location of property: 2620 Pleasant Hill Road, Hatboro, PA 19040-2922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kim D. Zawislak and Harry W. House** at the suit of Colonial Savings, F.A. Debt: \$227,875.96.

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.

13-30134

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and State of Pennsylvania, and described in accordance with a plan thereof made by William T. Muldrew, Registered Professional Engineer and County Surveyor of Jenkintown, Pennsylvania on January 13, 1937, as follows, to wit:

BEGINNING at a point on the Northeasterly side of San Gabriel Avenue (40 feet wide) at the distance of 190 feet Northwesterly from the Northwesterly side of Fox Chase and Huntingdon Turnpike (45 feet wide); thence extending along the said Northeasterly side of San Gabriel Avenue North 83°, 15', 17" West, 48.26 feet to a point; thence extending along the said side of San Gabriel Avenue on the arc of a circle curving to the right with a radius of 210 feet, the arc distance of 4.24 feet to a point; thence extending North 6°, 44', 43" East, 84.96 feet to a point; thence extending South 44°, 23', 47" East, 3.21 feet to a point; thence extending North 68°, 21', 47" East, 56.83 feet to a point; thence extending South 6°, 44', 43" West, 110 feet to a point on the Northeasterly side of San Gabriel Avenue, the first mentioned point and place of beginning.

BEING known as No. 517 (formerly 905) San Gabriel Avenue.

BEING the same premises which Robert R. Walters, John A. Di Criscio and Claire R. Di Criscio, his wife, by Deed dated 5/22/1993 and recorded 7/7/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5046, Page 1617, granted and conveyed unto John A. Di Criscio and Claire R. Di Criscio, his wife.

John A. Di Criscio departed this life on August 14, 2009.

Parcel Number: 30-00-61284-00-3.

Location of property: 517 San Gabriel Avenue, Hollywood, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Claire R. Di Criscio** at the suit of Pinta, LLC for the Benefit of Wachovia Capital Markets, LLC. Debt: \$56,240.29.

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.

13-30314

ALL THAT CERTAIN parcel or tract of land, situate in the Sixth Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with an office draft as prepared by Ralph E. Shaner & Son Engineering Company dated 10/30/74, as follows, to wit:

BEGINNING at a corner on the Southerly property line of Center Avenue (50 feet wide) said point being distant along Center Avenue from a point marking the Southeasterly property line intersection of aforesaid Center Avenue and Price Street (50 feet wide) South 43 degrees, 02 minutes East, 150.00 feet; thence from said point of beginning continuing along the Southerly property line of Center Avenue South 43 degrees, 02 minutes East, 20.00 feet to a corner of other lands of the grantor Robert DeLong, Jr. and Shirley S. DeLong, his wife, and intended to be conveyed to L. Ernest Pickard; thence along the same South 46 degrees, 58 minutes West, 105.00 feet to a corner on the Northerly side of a given 10 feet wide private alley; thence along the same North 43 degrees, 02 minutes West, 20.00 feet to a corner and North 46 degrees, 58 minutes East, 105.00 feet to a corner and place of beginning.

BEING all of Parcel I of Subdivision Plan for Robert DeLong, Jr. being the Westerly portion and known as 1114 Center Avenue.

Parcel Number: 16-00-02974-00-7.

Location of property: 1114 Center Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barbara J. Shafer** 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: \$76,189.33.

Denise Carlon, Attorney.

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

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

13-30713

ALL THAT CERTAIN unit in the property known, named and identified as Latch's Lane, a condominium, located in **Lower Merion Township**, Montgomery County Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. Section 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated January 19, 1981, and recorded on January 27, 1981 in Deed Book 4600, Page 134 &c. and said Declaration was amended by a First Amendment dated June 22, 1981 and recorded in Deed Book 4635, Page 521 &c. on June 25, 1981, and a Second Amendment dated November 19, 1981 and recorded in Deed Book 4678, Page 477 &c. on February 2, 1982 and a Third Amendment dated October 6, 1982, and recorded in Deed Book 4695, Page 1557 on November 15, 1982, being and designated as Unit No. 102, together with a proportionate undivided interest in the Common Elements (as Defined in such Declaration) of 1.2077316 %.

BEING the same premises which Nicholas H.E. Mezitis and Spyros G.E. Mezitis by Deed dated 10/16/2007 and recorded 11/26/2007 in Montgomery County in Deed Book 5673, Page 213 granted and conveyed unto Nicholas H.E. Mezitis.

Parcel Number: 40-00-44100-02-3.

Location of property: 40 Old Lancaster Road, Condominium 102, Merion Station, PA 19066.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Nicholas H.E. Mezitis** at the suit of JP Morgan Chase Bank, National Association. Debt: \$34,717.56.

Lisa Lee, Attorney. I.D. #78020

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

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

13-30737

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania and known and designated as Lots 113 and 114 on a certain Plan of Lots of Crestmont, recorded in the Office for the Recording of Deeds in and for the County of Montgomery aforesaid, at Norristown in Deed Book No. 426, Page 500 bounded and described as one lot, as follows, to wit:

BEGINNING at a point on the Westerly side of Rockwell (formerly Grove or Crestmont) Avenue at the distance of one hundred and thirty feet North from a radius at the intersection of the Westerly side of Rockwell (formerly Grove or Crestmont) Avenue and the Northerly side of Penbryn Avenue; thence extending Northwardly along said side of said Rockwell (formerly Grove or Crestmont) Avenue sixty feet to a point; thence Westwardly along line of Lot No. 112, eighty-five feet to a point; thence Southwestwardly along the rear line of Lot Nos. 106 and 105 sixty-two feet, four and one quarter inches to a point; thence Eastwardly along line of Lot No. 115 one hundred one feet, eleven and one-half inches to the place of beginning.

UNDER AND SUBJECT to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Kirk Butler, by Deed from Katie A. Fries, n/b/m, as Katie Correia, dated 02/16/2010, recorded 05/07/2010 in Book 5766, Page 964.

Parcel Number: 30-00-57340-00-5.

Location of property: 1576 Rockwell Road, Abington, PA 19001-1738.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kirk Butler** at the suit of Wells Fargo Bank, N.A. Debt: \$281,520.37.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-30739

ALL THAT CERTAIN unit designated as Unit Number 284, being a unit in the Trent Manor Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA, C.S. 3101 et seq., as designated in Declaration of Condominium of Trent Manor Condominium bearing date the 9th day of September A.D. 1986, 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 October, A.D. 1986, in Deed Book 4815, Page 972 and amended by 1st Amendment thereto dated 11/5/1986 and recorded 11/10/1986 in Deed Book 4818, Page 2299, a Second Amendment thereto dated May 20, 1987 and recorded May 28, 1987 in Deed Book 4838, Page 2169, a Third Amendment thereto dated 11/5/1987 recorded 11/23/1987 in Deed Book 4858, Page 230, a Fourth Amendment thereto dated 1/14/1988 recorded 1/20/1988 in Deed Book 4863, Page 740, a Fifth Amendment thereto dated 10/12/1988 recorded 10/19/1988 in Deed Book 4891, Page 1, a Sixth Amendment thereto dated 5/30/1989 and recorded 6/19/1989 in Deed Book 4914, Page 575 and a Seventh Amendment thereto dated 1/25/1990 and recorded 1/30/1990 in Deed Book 4937, Page 111, and Corrective Amendment to Declaration of Condominium dated 7/15/2005 and recorded in Deed Book 5562, Page 1307, and Plats and Plans for Condominium bearing dated 5/1986 and recorded as Exhibit 'C' of the Declaration of Condominium of Trent Manor Condominium.

TITLE TO SAID PREMISES IS VESTED IN Dorian L. Wells, by Deed from Lois B. Hall, dated 07/30/2004, recorded 08/24/2004 in Book 5522, Page 2332.

Parcel Number: 63-00-08189-84-7.

Location of property: 284 Stone Ridge Drive Condominium 284 a/k/a 284 Stone Ridge Drive #284, Norristown, PA 19403-5221.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dorian L. Wells** at the suit of JP Morgan Chase Bank, National Association. Debt: \$217,684.11.

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.

13-30954

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a Plan of Property part of Moreland Farms Section A-2 made by George B. Mebus, Registered Engineer, Glenside, Pennsylvania, April 1, 1942 and last revised April 8, 1942, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Exton Road (forty feet wide), a corner of Lot No. 53 and at the distance of eighty feet measured Southeastwardly along the said side of Exton Road from a point set at the intersection of the said side of Exton Road with the Southeasterly side of Straton Lane (forty feet wide) both lines extended; thence extending along the said side of Exton Road South forty-six degrees, forty minutes, forty seconds East, sixty feet to a point; thence extending North forty-two degrees, forty-five minutes East, one hundred fifteen feet to a point a corner of Lot No. 33; thence extending along said Lot No. 33 North forty-six degrees, forty minutes, forty seconds West, sixty feet to a point another corner of Lot No. 53; thence extending along said Lot No. 53 South forty-two degrees, forty-five minutes West, one hundred fifteen feet to the first mentioned point and place of beginning.

BE ADVISED this property is being sold subject to a mortgage.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 11/03/1967 recorded 11/13/1967 in Deed Book 3491, Page 435.

Parcel Number: 59-00-06922-00-3.

Location of property: 419 Exton Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Charles W. Meakim a/k/a Charles W. Meakim, Jr. and Barbara Meakim a/k/a Barbara J. Meakim, Charles W. Meakim a/k/a Charles Meakim a/k/a Charles W. Meakim, Jr., Last Record Owner** at the suit of Wells Fargo Bank, National Association as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-OPT1. Debt: \$252,586.26.

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.

13-31031

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village and **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey made by Charles D. Conklin, Jr. for Fred W. Hazelton dated March 24, 1926, as follows, to wit:

SITUATE on the Southwesterly side of Jefferson Avenue (No. 414) at the distance of two hundred twenty-five feet Southeastwardly from the Southeasterly side of Grove Avenue.

CONTAINING in front or breadth on the said Jefferson Avenue twenty-five feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles with Jefferson Avenue, the Northwestly line passing through the center of a brick party wall between this and the adjoining message, one hundred fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Patricia Main and Randall Main, w/h, by Deed from Francis M. Martino and Alma E. Martino, his wife, dated 02/14/2005, recorded 03/14/2005 in Book 5546, Page 1733.

Parcel Number: 31-00-15355-00-4.

Location of property: 414 Jefferson Avenue, Cheltenham, PA 19012-2023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Randall Main and Patricia Main** at the suit of Wells Fargo Bank, N.A. Debt: \$189,262.05.

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

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

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

13-31957

BEGINNING at a point of tangent on the Southwesterly side of Hawthorne Avenue (50 feet wide), situate in **Douglass Township**, said point being at the distance of 15.00 feet measured on the arc of a circle curving to the right having a radius of 23.56 feet from a point of curve on the Southeasterly side of Lois Lane (50 feet wide); thence extending from said point of beginning along the Southwesterly side of Hawthorne Avenue, South 49 degrees, 53 minutes, 44 seconds East, 100.00 feet to a point a corner of Lot 76 as shown on the above mentioned plan; thence extending along the same, South 40 degrees, 06 minutes, 16 seconds West, 200.00 feet to a point in line of Lot 74 as shown on the above mentioned plan; thence extending along the same, North 49 degrees, 53 minutes, 44 seconds West, 115.00 feet to a point on the Southeasterly side of Lois Lane; thence extending along the same, North 40 degrees, 06 minutes, 16 seconds East, 185.00 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to the first mentioned point of tangent and place of beginning. CONTAINING in area 22,952 square feet.

BEING Lot No. 75 as shown on the above mentioned plan.

BEING the same premises which Scott E. Noble, by Deed dated April 28, 2005 and recorded May 5, 2005 in Montgomery County in Deed Book 5553, Page 92 granted and conveyed unto Alexander P. Saulinas, Jr. and Patricia M. Saulinas, husband and wife, in fee.

Parcel Number: 32-00-07405-14-6.

Location of property: 70 Lois Lane, Gilbertsville, Douglass Township, PA 19525.

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

Seized and taken in execution as the property of **Alexander P. Saulinas, Jr. and Patricia M. Saulinas** at the suit of First Savings Bank of Perkasie. Debt: \$126,857.80.

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.

13-32136

ALL THAT CERTAIN unit designated as Unit No. C-1 in the Oaks Building, being a unit in 'Spring Mountain Summit', a Condominium, located on Walnut Street and Centennial Street, in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit" under the Unit Property Act, dated February 22, 1980, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4503, Page 443, as amended, and also as being designated on the Declaration Plan of "Spring Mountain Summit" recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7, Page 80 &c.

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

BEING the same premises which Burton S. Abrams and Barbara U. Abrams, husband and wife, by Deed dated January 2, 2001 and recorded January 8, 2001 in Montgomery County in Deed Book 5345, Page 1445 granted and conveyed unto John S. Brand, in fee.

BEING the same premises which John S. Brand, singleman, by Deed dated September 21, 2006 and recorded October 19, 2006 in Montgomery County in Deed Book Volume 5620, Page 1496 conveyed unto Jaime Cindrich, singlewoman, as sole owner, in fee.

TITLE TO SAID PREMISES IS VESTED IN Travis Cindrich and Shannon M. Cooper, by Deed from Jaime Cindrich, dated 09/30/2008, recorded 10/07/2008 in Book 5710, Page 301.

Parcel Number: 20-00-00059-20-9.

Location of property: 2111 Forest Lane, Schwenksville, PA 19473.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Travis Cindrich and Shannon M. Cooper** at the suit of JP Morgan Chase Bank, N.A. Debt: \$160,757.86.

Robert W. Cusick, Attorney.

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

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

13-32239

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery, State of Pennsylvania, described according to a Plan and Survey thereof made by William T. Muldrew, C.E. of Jenkintown, Pennsylvania, on the 31st day of August, A.D. 1927, as follows:

ON the center line of Bonair Avenue (40 feet wide) at the distance of 460 feet measured on a course bearing North 24 degrees, 3 minutes East along the said centre line of Bonair Avenue from its intersection with the centre line of Summit Avenue (50 feet wide).

CONTAINING in front or breadth on the said centre line of Bonair Avenue 50 feet extending of that width in length or depth between parallel lines at right angles to the said centre line of Bonair Avenue South 65 degrees, 57 minutes East, 150 feet to the Northwest side of the Right-of-Way of Northeast Pennsylvania Railroad (60 feet wide).

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

TITLE TO SAID PREMISES IS VESTED IN John F. Walsh and Carol A. Walsh, his wife, by Deed from John F. Walsh and Carol A. Walsh, his wife and Marie C. Walsh, (mother of other Grantors), dated 06/05/1991, recorded 07/05/1991 in Book 4980, Page 522.

Parcel Number: 08-00-00262-00-9.

Location of property: 336 Bonair Avenue, Hatboro, PA 19040-4602.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. Walsh and Carol A. Walsh** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Harborview Mortgage Loan Trust 2006-CB1, Mortgage Pass-Through Certificates, Series 2006-CB1. Debt: \$319,974.56.

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.

13-32317

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Record Plan, Florig Tract, prepared by Kercher Engineering, Inc., Civil Consulting Engineers, dated 7/12/2001, last revised 8/25/2003 and recorded in Plan Book A-61, Page 396, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Kristen Circle (50 feet wide), a corner of this and Proposed Lot No. 12 on said plan; thence extending from said point of beginning and along the Northwesterly side of Kristen Circle, aforesaid, South 38 degrees, 59 minutes, 51 seconds West, 126.23 feet to a point, a corner of Proposed Open Space; thence extending along the same and through the bed of a Water Main Easement, North 50 degrees, 40 minutes, 50 seconds West, 118.08 feet to a point on the dividing line between Berks County and Montgomery County; thence extending along the same, North 38 degrees, 12 minutes, 27 seconds East, 126.25 feet to a point, a corner of Proposed Lot No. 12, aforesaid; thence extending along the same and through the bed of Sanitary Sewer Easement, South 50 degrees, 40 minutes, 50 seconds East, 119.82 feet to the first mentioned point and place of beginning.

BEING Proposed Lot No. 13 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James A. Stratton, by Deed from Jennifer Stratton, dated 02/06/2012, recorded 02/10/2012 in Book 5827, Page 674.

Parcel Number: 64-00-03013-09-1.

Location of property: 20 Kristen Circle, Pottstown, PA 19464-6168.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James A. Stratton** at the suit of Green Tree Servicing, LLC. Debt: \$339,496.59.

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.

13-32365

ALL THAT CERTAIN lot or piece of ground, situate in **Trappe Borough**, County of Montgomery and State of Pennsylvania described in accordance with a Preliminary Plan showing Proposed Development of College Acres, Section No. 1, made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania dated August 15, 1956, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of First Avenue (60 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 30.52 feet from a point on the Southwest side of Florenz Road (50 feet wide); thence from said point of beginning and extending along First Avenue on the arc of a circle curving to the left having a radius of 425.74 feet the arc distance of 65.00 feet to a point; thence still along First Avenue South 27 degrees, 48 minutes West, 35 feet to a point a corner of Lot No. 15; hence along same North 62 degrees, 12 minutes West, 129.22 feet to a point a corner of Lot No. 23; thence along same North 39 degrees, 07 minutes, 10 seconds East, 143.24 feet to a point on the Southwesterly side of Florenz Road; thence along same South 50 degrees, 52 minutes, 50 seconds East, 92.00 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 30.52 feet to a point the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rebecca A. Rineer and David D. Harner, by Deed from Davin D. Harner, dated 05/25/2006, recorded 06/20/2006 in Book 5605, Page 320.

Parcel Number: 23-00-00348-00-7.

Location of property: 107 East 1st Avenue, Trappe, PA 19426-2010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca A. Rineer a/k/a Rebecca A. Harner and David D. Harner** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$174,264.08.

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.

13-32575

ALL THAT CERTAIN lot or piece of land, with the half of a double frame dwelling thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the East side of Roland Street, distant 125 feet, 3 inches Southerly from the Southeast corner of Roland and Cherry Streets, a corner of this and land now or late of Stanley Swinehart; thence by said Swinehart's Land Eastwardly 120 feet to the West of a 20 feet wide alley; thence by said alley Southwardly 20 feet, 11 inches to a corner of this and land now or late of Stanley Swinehart; thence by said Swinehart's Land Westwardly 120 feet to the East line of Roland Street aforesaid, passing in part of said course and distance through the center of the division wall between this and the frame house immediately adjoining to the South; thence by said Roland Street Northwardly 20 feet, 11 inches to the point and place of beginning.

BEING the same premises which Donna Myers, as Sole Owner, by Deed dated August 15, 2008 and recorded in the Montgomery County Recorder of Deeds Office on October 22, 2008 in Deed Book 5711, Page 1736 as Deed Instrument No. 2008103936 granted and conveyed unto Donna Myers and Terry Myers, her husband.

Parcel Number: 16-00-24804-00-2.

Location of property: 166 South Roland Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Terry Myers and Donna Myers** at the suit of Hudson City Savings Bank, FSB. Debt: \$90,791.79.

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.

13-32658

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by F. Richard Urwiler on August 5th, 1964, as follows, to wit:

BEGINNING at a point in the title line in the bed of Hollow Road (33 feet wide, to be widened by the addition of 8.5 feet on the Southeast side thereof) which point is located South 62 degrees, 19 minutes West, 129.25 feet from the intersection of the title line in the bed of Hollow Road and the center line of County Line Road (33 feet wide), to be widened by the addition of 13.5 feet on the Southwest side thereof; thence along Lot Number 1 on said plan South 42 degrees, 14 minutes, 19 seconds East, 282.50 feet to an iron pin in the line of lands now or late of Colie Colley; thence along same, South 47 degrees, 22 minutes West, 119.33 feet to an iron pin in line of other lands now or late of said Colie Colley; thence, along same North 40 degrees, 40 minutes West, 312.68 feet to a point in the title line in the bed of Hollow Road, aforesaid; thence along the same, North 62 degrees, 19 minutes East, 113.54 feet to the first mentioned point and place of beginning.

BEING Lot Number 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lonnie E. Smith, by Deed from H. Bruce Detweiler and Elizabeth M. Detweiler, dated 08/14/2007, recorded 09/11/2007 in Book 5664, Page 322.

Parcel Number: 34-00-02638-00-1.

Location of property: 8 Hollow Road, Telford, PA 18969-2117.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lonnie E. Smith** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$261,312.28.

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.

13-33104

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County and Commonwealth of Pennsylvania, with the improvements thereon erected, known and designated as Lot No. 515 on a Certain Plan of Lots of Ardsley, recorded in the Office for the Recording of Deeds in and for the County of Montgomery aforesaid at Norristown, Pennsylvania in Deed Book No. 527, Page 500.

ALSO ALL THAT CERTAIN lot of land with the improvements thereon erected, situate at Ardsley, **Abington Township**, Montgomery County, Pennsylvania known and designated as Lot No. 516 on a Plan of Lots of Ardsley, recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book No. 527, Page 500.

TITLE TO SAID PREMISES IS VESTED IN James P. Fanelli, Individually, by Deed from James P. Fanelli, Executor Under the Will of Anthony C. Fanelli, deceased, dated 01/13/1994, recorded 02/22/1994 in Book 5069, Page 2484.

Parcel Number: 30-00-69312-00-3.

Location of property: 726 Tyson Avenue, Glenside, PA 19038-3830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. Fanelli** at the suit of Citimortgage, Inc. d/b/a Citicorp Mortgage, Inc. Debt: \$55,475.84.

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.

13-33123

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

BEGINNING at a point on the Southwesterly side of Pulaski Drive (40 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Knox Road (50 feet wide): (1) leaving Knox Road on the arc of a circle curving to the right, having a radius of 13 feet the arc distance of 20.42 feet to a point of tangent on the Southwesterly side of Pulaski Drive; and (2) South 49 degrees, 09 minutes East along the Southwesterly side of Pulaski Drive, 612.00 feet to the place of beginning.

CONTAINING in front or breadth on the Southwesterly side of Pulaski Drive, 100.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Pulaski Drive, 128.33 feet.

BEING Lot No. 138 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kristine C. D'Aquila, by Deed from Michael J. Pelone and Janet L. Pelone, h/w, dated 10/28/1997, recorded 11/12/1997 in Book 5206, Page 627.

Parcel Number: 66-00-05719-00-2.

Location of property: 1626 Pulaski Drive, Blue Bell, PA 19422-3673.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony D'Aquila and Kristine C. D'Aquila** 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 2005-66 Mortgage Pass-Through Certificates, Series 2005-66. Debt: \$209,864.57.

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.

13-33763

ALL THAT CERTAIN unit, designated as Unit Number 201 being a unit in Deer Run at Stoney Creek, a condominium, situate in **East Norriton 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., as designated in the Declaration of Condominium of Deer Creek at Stoney Creek, bearing date 11/23/1987 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 12/7/1987 in Deed Book 4859, Page 1404, and Plats and Plans for Condominium attached thereto as an exhibit, and Correctional Deed to Deer Run Declaration, dated 2/1/1988 and recorded in Deed Book 4864, Page 743, and First Amendment thereto dated 11/23/1987 and recorded 12/7/1987 in Deed Book 4859, Page 1393, and Second Amendment thereto dated 3/14/1988 and recorded 3/15/1988 in Deed Book 4867, Page 1415 and Third Amendment thereto dated 4/21/1988 and recorded 4/22/1988 in Deed Book 4870, Page 2209, and Fourth Amendment thereto dated 6/2/1988 and recorded 6/3/1988 in Deed Book 4875, Page 238, and Fifth Amendment thereto dated 7/15/1988 and recorded 7/15/1988 in Deed Book 4879, Page 2215, and Sixth Amendment thereto dated 9/13/1988 and recorded 9/13/1988 in Deed Book 4886, Page 1917, and Seventh Amendment thereto dated 11/7/1988 and recorded 11/9/1988 in Deed Book 4893, Page 145, and Eighth Amendment thereto dated 2/10/1989 and recorded 2/14/1989 in Deed Book 4902, Page 1590, and Ninth Amendment thereto dated 7/24/1989 and recorded 8/1/1989 in Deed Book 4918, Page 2092, and Tenth Amendment thereto dated 11/30/1989 and recorded 12/1/1989 in Deed Book 4931, Page 574.

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

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Fusco, by Deed from J.M. Widuck, a/k/a, Jozef M. Widuck, dated 04/18/2005, recorded 04/29/2005 in Book 5552, Page 805.

Parcel Number: 33-00-01847-29-8.

Location of property: 306 Deer Run Unit 201 a/k/a 306 Deer Run, East Norriton, PA 19403-4264.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Patricia A. Fusco a/k/a Patricia Fusco** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2. Debt: \$101,996.36.

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

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

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

13-34014

ALL THAT CERTAIN brick message or tenement and lot of land, situate on the South side of Walnut Street, between Evans and Franklin Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Walnut Street at the distance of seventy (70) feet Eastwardly from the Southwest corner of Evans and Walnut Streets, a corner of this and land of now or late George J. Lutz; thence by the same Southwardly one hundred forty (140) feet, five (5) inches to the North side of a twenty (20) feet wide alley; thence by the North side of said twenty (20) feet wide alley, Eastwardly thirty-one (31) feet to land now or late of Charles W. Rhoads; thence by the same Northwardly one hundred forty (140) feet, five (5) inches to the South side of Walnut Street aforesaid; thence by the same Westwardly thirty-one (31) feet to the place of beginning.

TOGETHER with all rights and privileges and under and subject to the covenants, easements, restrictions, reservations and conditions of record.

BEING the same premises which Genesis Housing Corporation, by Deed dated November 18, 2010 and recorded November 24, 2010 in Montgomery County Deed Book 5786, Page 00654, granted and conveyed unto Lindsay Logan and Scott Logan.

Parcel Number: 16-00-29964-00-8.

Location of property: 350 Walnut Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Lindsay Logan and Scott Logan** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$90,966.56 (total amount of judgment).

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

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

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

13-34344

ALL THAT CERTAIN PARCEL of land, situated in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lot 3D, bounded and described according to a Plan of Subdivision made for G.B.S. Realty, Inc., by Urwiler & Walter, Inc., dated 10/15/1973, last revised 08/28/1974 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-24, Page 80.

BEING the same premises which Kevin A. Hockaday and Melanie L. Hockaday, husband and wife, as Tenants by the Entireties by Deed dated 7/9/2008 and recorded 7/17/2008 in Montgomery County in Deed Book 5700, Page 01523 granted and conveyed unto Kevin A. Hockaday, a married man as his sole and separate property.

Parcel Number: 33-00-07575-60-9.

Location of property: 745 Sandra Lane, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kevin A. Hockaday and The United States of America** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$177,823.52.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-34443

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

BEGINNING at a point on the Northwesterly side of Markley Street at the distance of 58.83 feet Southwestwardly from the Southwestly side of Fornance Street; thence Northwestwardly at right angles to said Markley Street, the line passing through the middle of the partition wall between this and the adjoining message now or late of Mary Waite Walters, 112 feet to the Southeasterly side of a 15 feet wide alley leading into Fornance Street, and laid out by the said Borchers for the use of the owners and occupiers of the messages erected by him, thereon; thence along said side of said alley Southwestwardly parallel to Markley Street 19 feet to a corner of this and lot of land now or late of Harry Yocum; thence along the same parallel with the first line, Southeastwardly 112 feet to the Northwesterly side of Markley Street aforesaid; thence along the same Northeastwardly 19 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Desiree Bates-Etheridge, by Deed from Jasmine Santos and Antonio Santos, dated 11/16/2012, recorded 12/11/2012 in Book 5857, Page 1344.

Parcel Number: 13-00-23860-00-4.

Location of property: 1347 Markley Street, Norristown, PA 19401-3257.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Desiree Bates-Etheridge a/k/a Desiree Batesetheridge** at the suit of Wells Fargo Bank, N.A. Debt: \$128,869.62.

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.

13-34987

ALL THAT CERTAIN brick message and lot or piece of land, being a part of Lot No. 59 on a Plan of 65 Town Lots known as 'Old Spring Farm,' situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania and bounded and described according to a survey made thereof 9/18/1918 by Herbert H. Metz, Civil Engineers, as follows, to wit:

BEGINNING at an iron pin the Northeasterly side line of Penn Street (48 feet wide) distance 317.92 feet Southeastwardly from the Southeast side line of Chestnut Street (48 feet wide) (formerly 40 feet wide).

CONTAINING in front or breadth on said side line of Penn Street Southeasterly 20.75 feet to an iron pin and extending of that width in length or depth between parallel lines at right angles to said Penn Street the Northwesterly line thereof passing through the middle of the partition wall of this and the adjoining dwelling 151 feet to the Southwesterly side line of a 20 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Stephanie A. Spear, by Deed from George E. White and Holly E. White, dated 01/29/2010, recorded 02/03/2010 in Book 5758, Page 617.

Parcel Number: 11-00-12192-00-1.

Location of property: 133 Penn Street, Lansdale, PA 19446-2526.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephanie A. Spear** at the suit of JP Morgan Chase Bank, National Association. Debt: \$173,339.21.

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.

13-35003

ALL THAT CERTAIN lot or piece of ground, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Wesley E. and Gertrude Diemer made by Earl R. Ewing, Inc. Phoenixville dated January 3, 1978 and recorded in Plan Book C-15, Page 16, as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Ninth Avenue (57 feet wide) and the Northwesterly side of Church Street (57 feet wide); thence extending along said Ninth Avenue North 41 degrees, 00 minutes West, 206.50 feet to a point a corner of Lot 2 on said plan; thence extending along said Lot 2 North 49 degrees, 00 minutes East, 75.00 feet to a point a corner of land H/L Harvey and Emma Dehlert; thence extending along said land and land N/L Webster and Elizabeth Mitchell South 41 degrees, 00 minutes East, 206.5 feet to a point on the Southwesterly side of Church Street, aforesaid; thence extending along said Church Street South 49 degrees, 00 minutes West, 75.00 feet to the first mentioned point and place of beginning.

BEING Lot 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. Ferrell, by Deed from Gertrude G. Diemer, by her Attorney in Fact Wesley E. Diemer by Virtue of Power of Attorney intended to be forthwith recorded, dated 08/24/1998, recorded 09/24/1998 in Book 5241, Page 1049.

Parcel Number: 19-00-01028-00-6.

Location of property: 905 Church Street, Royersford, PA 19468-2123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas W. Ferrell** at the suit of Wells Fargo Bank, N.A. Debt: \$273,583.21.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-35147

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, State of Pennsylvania, bounded and described according to a survey thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated June 4, 1951, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Church Road (60 feet wide) at the distance of 399 feet more or less Southeastwardly from the Southeasterly side of the Reading Railway Right-of-Way Line; thence extending South 46 degrees, 22 minutes, 35 seconds East along the said Southwesterly side of Church Road 80 feet to a point; thence extending North 43 degrees, 37 minutes, 25 seconds East, 30 feet to a point in the center line of the said Church Road; thence extending along the same South 46 degrees, 22 minutes, 35 seconds East, 21.43 feet to a point; thence extending South 45 degrees, 35 minutes West crossing over the said Southwesterly side of said Church Road 175.01 feet to a point; thence extending North 46 degrees, 22 minutes, 35 seconds West, 15.45 feet to a point; thence extending North 29 degrees, 04 minutes, 50 seconds West, 83.79 feet to a point; and thence extending North 43 degrees, 37 minutes, 25 seconds East 120 feet to the said Southwesterly side of Church Road the first mentioned point and place of beginning.

EXCEPTING THEREOUT and therefrom a portion of the following described: all that certain strip or piece of ground, being a portion of the bed of Church Road as intended to be widened situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, described in accordance with a survey and plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated June 4, 1951, revised August 30, 1951 and September 25, 1951, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on November 2, 1951, in Deed Book No. 2216 Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Church Road as legally opened 25 feet Southwest of the original center line thereof, the said point being measured South 45 degrees, 35 minutes West the distance of 25.01 feet from a point in the said center line of Church Road, which said point is at the distance of 1065.69 feet measured along the several courses along the said center line of Church Road from its intersection with the center line of Paper Mill Road (open 33 feet wide); thence extending along the line dividing the lands of Edward and Ruth K. Hopkins and Howard L. and Eula C. Prunner South 45 degrees, 35 minutes West, 5 feet to the Southwesterly side of Church Road, as intended to be widened 30 feet Southwest of and parallel to the aforementioned center line thereof; thence extending along the same the two following courses and distances: (1) North 46 degrees, 22 minutes, 35 seconds West, 393.58 feet to an angle point; and (2) North 47 degrees, 09 minutes West, 105.82 feet more or less to the Southerly Right-of-Way Line of the Reading Company (Plymouth Branch) Railroad; thence extending Eastwardly along the same 6 feet more or less to the Southwesterly side of Church Road legally opened 25 feet Southwest of the original center line thereof; thence extending along the same the two following courses and distances: (1) South 47 degrees, 09 minutes, 05 seconds East, 103 feet more or less to an angle point; and (2) South 46 degrees, 22 minutes, 35 seconds East, 393.79 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin M. Littlejohn and Patricia Littlejohn, husband and wife, as Tenants by the Entirety by Deed from John Peter Javscas and Anne E. Javscas, husband and wife dated 12/27/2006 recorded 01/17/2007 in Deed Book 5631, Page 2132.

Parcel Number: 52-00-03871-00-1.

Location of property: 1316 Church Road (Springfield Township), Oreland, PA 19075.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America/U.S. Attorney for Eastern District of Pennsylvania, Kevin Littlejohn a/k/a Kevin M. Littlejohn and Patricia Littlejohn a/k/a Patricia L. Littlejohn** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley Home Equity Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$237,042.18.

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.

13-35227

ALL THAT CERTAIN lot or piece of ground, with the frame dwelling thereon erected, situate in the Village of Ashbourne, in **Cheltenham Township**, bounded and described according to a survey or plan thereof made the Third day of November A.D. 1992 by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northerly side of a twenty-four feet wide street called Albright Avenue at the distance of one hundred ninety-five feet Southwestwardly from the middle of a road leading from Ashbourne to Cheltenham Village called Ashbourne Road; thence along the Northwesterly side of said twenty-four feet wide street called Albright Avenue South forty-three degrees, fifty-six minutes West, twenty-six and seventy-six one-hundredths feet to a point; thence extending North forty-six degrees, four minutes West passing thru the party wall of this and the adjoining premises to a point eighty-nine and ninety-nine one-hundredths feet; thence North forty-three degrees, fifty-six minutes East, twenty-seven and ninety-four one-hundredths feet to a point; thence South forty-five degrees, nineteen minutes East, ninety feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Heenan, single woman by Deed from Patricia A. Heenan, Executrix of the Estate of Hendricks Hoy, a/k/a Bonnee E. Leona Hoy, B. Hendricks Hoy, Erma Leona Hoy and Bonnee Erma L. Hoy dated 04/03/1986 recorded 04/03/1986 in Deed Book 4795, Page 1931.

Parcel Number: 31-00-00082-00-4.

Location of property: 7744 Albright Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia A. Heenan a/k/a Patricia Heenan** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2002-D. Debt: \$44,863.23.

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.

13-35789

ALL THAT CERTAIN tract or parcel of land, situate, lying or being in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a corner in the center line of the Perkiomen and Reading Turnpike Road, a corner of this and other land of the said John A. Selinger; thence along said other land of said Selinger North 42 degrees, 28 minutes East, 333 feet to a point, a corner of land of the Pennsylvania Schuylkill Valley Railroad Company; thence extending Southeasterly along land of said Railroad Company on a curve with a radius of 57.70 feet or the distance of 284 feet, 10 inches to a point a corner of the Pennsylvania Railroad Company; thence along land of said Railroad Company South 16 degrees, 40 minutes West, 25 feet to a point on the North side of said alley; thence extending along the same North 85 degrees, 40 minutes West, 175 feet, 6 inches to a point a corner at the end of said alley; thence crossing the end of said alley and along other land now or late of John A. Selinger, South 7 degrees, 53 minutes, West 188 feet to a point in the center line of said Turnpike Road North 76 degrees, 51 minutes West, 239 feet, 4 inches to a point in the center line of said Turnpike Road and still along the center thereof North 73 degrees, 59 minutes West, 46 feet, 1 inch to the first mentioned point and place of beginning.

BEING the same premises which Palmoil, Inc., by its Deed dated May 31, 2002, and recorded June 21, 2002, in the Recorder of Deeds Office of Montgomery County, Pennsylvania, in Deed Book 5413, Page 500, granted and conveyed unto D. Craig Goodman.

Tract No. 1:

ALL THAT CERTAIN tract or piece of land, situate in **West Pottsgrove Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a survey thereof made by George E. Shaner, Registered Engineer, dated 6-11-1946, as follows, to wit:

BEGINNING at a point on the Northerly side of County Road (formerly Pennsylvania and Reading Turnpike) (50 feet wide), a corner of land of the Texas Company; thence extending along the said Northerly side of said road, North 73 degrees, 59 minutes West, 213 feet, 11 inches to a 32 inch maple tree on the side of said road; thence extending along land of Estate of Isaac Amole, deceased, North 42 degrees, 28 minutes East, 344 feet, 10 inches to an iron pipe in the Right-of-Way Line of the Pennsylvania Railroad (Schuylkill Valley Division); thence extending along said Right-of-Way line on a curve to the right with a radius of 5,770 feet, 00 inches (the chord bearing being South 64 degrees, 11 minutes East), the distance of 199 feet, 11 inches to an iron pipe, also a corner of land of the Texas Company; thence extending along said land, South 42 degrees, 28 minutes West, 305 feet, 1 inch to a point on the Northerly side of said County Road, the first continued point and place of beginning.

Tract No. 2:

ALL THAT CERTAIN tract of land, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner on 10-11-1950, as follows, to wit:

BEGINNING at a spike set at the intersection of the center line of the formerly Philadelphia and Reading Turnpike now a County Road (50 feet wide) and the center line of Grosstown Road (33 feet wide); thence along the center line of Grosstown Road, North 41 degrees, East 390 feet to a point on the Southwest right-of-way of the Pennsylvania Railroad, Schuylkill Division; thence along the said right-of-way thereof, South 66 degrees, 15 minutes East, 216.41 feet to an iron pipe, a corner of land of Ruben Rivlin; thence along the same, South 37 degrees, 09 minutes West, 372.61 feet (passing through the middle of a 24 inch elm tree standing at the side of County Road) to a point in the Center line of the County Road aforesaid; thence along the said center line thereof, the two following courses and distances, viz: (1) North 76 degrees, 56 minutes West, 74.08 feet to an angle point; and thence North 66 degrees, 18 minutes West, 174.79 feet to the place of beginning.

CONTAINING 2 acres, 3 perches of land, be the same more or less.

BEING the same premises which JB Holding Company, by its Deed dated June 4, 2001, and recorded July 5, 2001, in the Recorder of Deeds Office of Montgomery County, Pennsylvania, in Deed Book 5365, Page 2337, granted and conveyed unto D. Craig Goodman.

Parcel Numbers: 64-00-03754-00-7 and 64-00-03751-00-1.

Location of property: 461 Old Reading Pike, West Pottsgrove Township, Montgomery County, Pennsylvania (Parcel No. 64-00-03754-00-7) and 463 Old Reading Pike, West Pottsgrove Township, Montgomery County, Pennsylvania (Parcel No. 64-00-03751-00-1).

The improvements thereon are: One-story warehouse.

Seized and taken in execution as the property of **D. Craig Goodman, Stowe Leasing, Inc., DCG, LLC, Goodman Holding Company, LTD and Goodman Logistics, LLC** at the suit of Sandton Credit Opportunities Master Fund II, L.P. Debt: \$2,771,099.57.

Scott R. Lipson, Attorney.

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

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

13-36604

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania and being Lot No. 64 according to a plan thereof made by George B. Mebus, Registered Professional Engineer on December 7, 1948, as last revised March 9, 1949, and being more fully bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of East Avenue (forty feet wide) at the distance of two hundred nineteen and forty-one one-hundredths feet measured South forty-three degrees, fifteen minutes West from the intersection of the said side of East Avenue with the Southerly side of Woodland Road (forty feet wide) both lines produced; thence extending along the said side of East Avenue forty-three degrees, fifteen minutes West a distance of fifty feet to a point, a corner of Lot No. 63; thence along the same North forty-six degrees, forty-five minutes West crossing the Southeasterly fifteen feet of a twenty feet right-of-way driveway a distance of one hundred twenty feet to a point; thence through said right-of-way for driveway North forty-three degrees, fifteen minutes East a distance of fifty feet to a point a corner of Lot No. 65; thence along the same recrossing said fifteen feet of said twenty feet right-of-way for driveway South forty-six degrees, forty-five minutes East a distance of one hundred twenty feet to the place of beginning.

TOGETHER with the free and common use, right, liberty, and privilege of a certain twenty feet wide right-of-way for driveway as shown on the aforementioned plan as and for a passageway, driveway and watercourse at all times hereafter forever in common with the other owners, tenants and occupiers of the premises abounding and abutting thereon and entitled to the use thereof. Subject, however, to the payment of a proportionate part of the expense of keeping said driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Angela Kibler, by Deed from Bradley Kibler and Angela Kibler, dated 12/21/2011, recorded 01/05/2012 in Book 5824, Page 690.

Parcel Number: 30-00-13508-00-7.

Location of property: 1354 East Avenue, Abington, PA 19001-2400.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela M. Kibler a/k/a Angela Kibler** at the suit of Wells Fargo Bank, N.A. Debt: \$197,608.60.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-00144

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania being part of Lot No. 156 and all of Lot No. 157 on a Certain Plan of Lots of Myers Farm, described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Jefferson Avenue at the distance of three hundred two feet, five and five-eighths inches Southeastwardly from the Southeasterly side of Ryers Avenue.

CONTAINING in front or breadth on said Jefferson Avenue seventy-one feet, six inches and extending of that width in length or depth Northeastwardly between parallel lines at right angles and said Jefferson Avenue one hundred forty-nine feet, eleven and thirteen-sixteenths inches.

BEING the same premises which Wesley C. Beadling, by Deed dated October 31, 2008 and recorded in the Montgomery County Recorder of Deeds Office on November 12, 2008 in Deed Book 5713, Page 2362 as Deed Instrument No. 2008109568, granted and conveyed unto Rita Croft.

Parcel Number: 31-00-15136-00-7.

Location of property: 119 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rita Croft a/k/a Rita R. Croft** at the suit of PennyMac Loan Services, LLC. Debt: \$181,021.99.

Bradley J. Osborne, Attorney.

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

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

14-03054

ALL THAT CERTAIN message or tenement and tract of land, situate in the Village of Sanatoga, **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania on the South side of the former Perkiomen and Reading Turnpike now Benjamin Franklin Highway, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of the said Benjamin Franklin Highway at the distance of fifty feet Southeasterly from the Southeastern boundary of land late Aaron Linderman, now Grubb; thence by the same South ten degrees, West one hundred eighty-nine feet more or less to land late Aaron Linderman, now Charles W. Moyer; thence by the same Smith sixty-one and one-half degrees East, fifty-seven and one-quarter feet to a private lane or road belonging now or late of Henry Wildermuth; thence by the same North forty-one degrees, East two hundred sixty-four feet to a stone aside of the said Benjamin Franklin Highway; thence along the same North eighty-one degrees, West one hundred eighty-nine and one quarter feet to the place of beginning.

BEING the same premises which Letitia Ann Prosock by Deed bearing date November 12, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 4857, Page 486 granted and conveyed unto James K. Overstreet, in fee.

AND the said James K. Overstreet has since departed this life on April 17, 2006 leaving a Will dated January 17, 2005 registered at West Chester, Pennsylvania to Register of Wills No. 676 of 2006 for whose Estate Letters of Testamentary were granted on April 25, 2006 to Elizabeth A. Fifer.

Parcel Number: 42-00-01852-00-5.

Location of property: 2552 East High Street, Pottstown, PA 19464.

The improvements thereon are: Building with offices.

Seized and taken in execution as the property of **Sheila V. Prizer** at the suit of Customers Bank f/k/a New Century Bank. Debt: \$172,710.65.

Jeffrey W. Soderberg, Attorney.

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on May 28, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ACTION IN DIVORCE

SEMISCH AND SEMISCH

By: SCOT W. SEMISCH, ESQUIRE

Attorney I.D. #48246

408 N. Easton Road, P. O. Box 306

Willow Grove, PA 19090-0306

(215) 659-7680

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2013-27830
IN DIVORCE

DOMENICA MUNOZ,

Plaintiff

vs.

JOSE ISIDRO PALAFOX-DELGADO,

Defendant

Plaintiff has filed a divorce complaint.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a decree of divorce may be entered against you without further notice. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OR DIVORCE OR ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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 CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
MONTGOMERY BAR ASSOCIATION
100 WEST AIRY STREET
NORRISTOWN, PA 19401
610-279-9660, EXT. 201

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. 2009-28576

RANDI L. CHUD,

Plaintiff

vs.

TRANSWORLD MORTGAGE CORP.,

Defendant

Action to Quiet Title; Complaint to Compel Satisfaction of Mortgage

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 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

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **Atlantic Textiles, Inc.**, a foreign corporation formed under the laws of the State of New Jersey, where its principal office is located at 102 S. Evergreen Avenue, Longport, NJ 08403, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 400 Leidy Road, Souderton, PA 18964.

Benstead, Mabon & Mitch, PC

124 East Court Street
Doylestown, PA 18901

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-06455

NOTICE IS HEREBY GIVEN that on March 25, 2014, the Petition of Anthony Brown, Jr. was filed in the above named Court, praying for a Decree to change his name to ANTHONY SANTANGELO.

The Court has fixed May 21, 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. 2014-07127

NOTICE IS HEREBY GIVEN that on April 1, 2014, the Petition of Antonio Tiongo Donato was filed in the above named Court, praying for a Decree to change his name to LADISLAO DONATO TIONGO.

The Court has fixed May 28, 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. 2013-24596

NOTICE IS HEREBY GIVEN that the Petition of Benjamin Jalal Spady and Ishaya Deans was filed in the above named Court, praying for a Decree to change their names to BENJAMIN JALAL WRIGHT AND ISHAYA WRIGHT.

The Court has fixed June 4, 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.

Martin P. Mullaney, Esquire

Attorney for Petitioner

Mullaney & Mullaney, LLC

3881 Skippack Pike

P.O. Box 1368

Skippack, PA 19474-1368

610-584-4416

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-06071

NOTICE IS HEREBY GIVEN that on March 20, 2014, the Petition of Christian David Serafin Medellin was filed in the above named Court, praying for a Decree to change his name to DAVID MEDELLIN REYES.

The Court has fixed May 21, 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.

Sean E. Cullen, Esquire

40 E. Main Street

Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-07080

NOTICE IS HEREBY GIVEN that on April 1, 2014, the Petition of Julie Weber, on behalf of her son, Michael John Andrew Moley, Jr. was filed in the above named Court, praying for a Decree to change his name to MICHAEL JOHN ANDREW MOLEY-WEBER.

The Court has fixed May 21, 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. 2014-03855

NOTICE IS HEREBY GIVEN that on February 24, 2014, the Petition of Vladislav Vaisman was filed in the above named Court, praying for a Decree to change his name to VLAD ETHAN VAISMAN.

The Court has fixed May 14, 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.

Marina Divinsky, Esquire

340 Ridgeway Place

Philadelphia, PA 19116

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.

Instruction & Leadership Systems, 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.

Lewis Goodman, Esquire

Rubin, Glickman, Steinberg and Gifford

2605 N. Broad Street, P.O. Box 1277

Lansdale, PA 19446

Marshall Deli, 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.

Sichort Consulting 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.

David Lyle Segal, Esquire
121 S. Broad Street, Suite 1700
Philadelphia, PA 19107

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 March 31, 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: **Acts of JOY International, Inc.**

The purposes for which it was organized are: to provide free medicine, medical supplies and medical care to impoverished people in developing countries.

Daniel H. O'Connell, Esquire
114 N. Main Street
North Wales, PA 19454

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 March 27, 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: **Carp Family Foundation**

The purposes for which it was organized and operated are: exclusively for charitable, scientific and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Kaplin, Stewart, Meloff, Reiter & Stein, P.C.,
Solicitors
910 Harvest Drive
Blue Bell, PA 19422

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 March 18, 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: **IMPATIENT**

The purposes for which it was organized are: to improve access to new medicines for those in need.

Bernard M. Lesavoy, Esquire
Lesavoy Butz & Seitz LLC
7535 Windsor Drive, Suite 200
Allentown, PA 18195

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 March 12, 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: **National Scholastic Rowing Association**

The purposes for which it was organized and operated are: exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Duane Morris LLP, Solicitors
30 S. 17th Street
Philadelphia, PA 19103-4196

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 March 25, 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: **Throw Away Dogs Project**

The purposes for which it was organized are: to rescue, train and certify dogs, then donate the dogs to K-9 Units of Police Departments.

Sean E. Cullen, Esquire
40 E. Main Street
Norristown, PA 19401

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-06697

William W. Sotack,
Plaintiff

vs.

Unknown,
Defendant

IN RE: NOTIFICATION OF LISTING FOR CIVIL HEARING

A Civil Hearing for Involuntary Transfer of Title for a 1975 Argosy Camping Trailer, VIN #20DSV1367, has been scheduled on May 7, 2014 at 1:30 p.m. in Court Room "A", Montgomery County Courthouse, Norristown, PA 19401.

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-25954

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB,
Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARLEN D. EICHMAN, DECEASED,
Defendant

NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARLEN D. EICHMAN, DECEASED

You are hereby notified that on September 28, 2012, Plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB, 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. 12-25954. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2027 CODY LANE, HARLEYSVILLE, PA 19438-3348 whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

ESTATE NOTICES

Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.

First Publication

ABRAMS, DOLORES ANN, dec'd.

Late of Montgomery Township.
Executrix: THAIS KUESTNER,
2158 Sunrise Way,
Jamison, PA 18929.
ATTORNEY: DOROTHY K. WEIK,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 East Broad Street,
P.O. Box 64769,
Souderton, PA 18964

ADAMS, LOIS M., dec'd.

Late of Worcester Township.
Executor: DAVID G. STAUFFER,
c/o William H. Bradbury, III, Esquire,
1250 Germantown Pike, Suite 300,
Plymouth Meeting, PA 19462-2444.
ATTORNEY: WILLIAM H. BRADBURY, III,
1250 Germantown Pike, Suite 300,
Plymouth Meeting, PA 19462-2444

**AMBLER, THOMAS S. also known as
THOMAS SAYRE AMBLER, dec'd.**

Late of Horsham Township.
Executrix: PATRICIA AMBLER,
c/o Gregory G. Alexander, Esquire,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103.
ATTORNEY: GREGORY G. ALEXANDER,
ALEXANDER & PELLI, LLC,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103

BARBER, GLORIA DAWN, dec'd.

Late of Upper Merion Township.
Administrator: THOMAS E. BARBER,
1804 Duttmans Circle,
Harleysville, PA 19438.

BOYLAN, ELEANOR M., dec'd.

Late of Springfield Township.
Executor: JAMES BOYLAN,
1364 Cernan Lane,
Blue Bell, PA 19422.
ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD,
222 S. Easton Road, Suite 104,
Glenside, PA 19038,
215-885-6785

**BUGBEE, FRANK SLOAN, SR. also known as
FRANK BUGBEE, SR. and
FRANK S. BUGBEE, SR., dec'd.**

Late of Upper Frederick Township.
Executrix: SUSAN A. RUBY,
111 Swamp Creek Road,
Schwenksville, PA 19473.
ATTORNEY: KATHLEEN M. MARTIN,
O'DONNELL, WEISS & MATTEI, P.C.,
41 East High Street,
Pottstown, PA 19464-5426

CAMERON, WAYNE E., dec'd.

Late of Borough of Lansdale.
 Administratrix: JENNIFER CAMERON,
 2 Meadow Lane,
 Lansdale, PA 19446.
 ATTORNEY: GEORGE M. NIKOLAOU,
 NIKOLAOU LAW OFFICES, LLC,
 705 W. DeKalb Pike,
 King of Prussia, PA 19406

**CARRIGAN, TERRY STARR also known as
EMMA TERRY STARR CARRIGAN, dec'd.**

Late of Whitmarsh Township.
 Executrices: JULIA C. GREEN,
 SARA STARR STOLL AND
 SUZANNE C. HASTINGS,
 c/o Jill R. Fowler, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

DINNEEN, MARIE M., dec'd.

Late of Abington Township.
 Co-Executors: THOMAS E. DINNEEN, III AND
 MICHAEL J. DINNEEN,
 c/o Law Office of Gerhard & Gerhard,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038.
 ATTORNEY: ROBERT C. GERHARD, JR.,
 GERHARD & GERHARD,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038

DiPALLO, NICHOLAS J. also known as

SPENCE DiPALLO, dec'd.
 Late of Whitmarsh Township.
 Executrix: JULIA D. COTTRELL,
 4048 Friends Lane,
 Plymouth Meeting, PA 19462.

ELLIS, SUSAN E., dec'd.

Late of Whitmarsh Township.
 Executrix: SALLY S. ELLIS,
 c/o Matthew G. Rosenberger, Esquire,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: MATTHEW G. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

FAIRLIE, JOSEPH W. also known as

JOSEPH FAIRLIE, dec'd.
 Late of Borough of Hatboro.
 Executor: RUSSELL A. FAIRLIE,
 1160 Limekiln Pike,
 Prospectville, PA 19002.
 ATTORNEY: RICHARD W. STEVENS,
 FLAMM WALTON PC,
 794 Penllyn Pike, Suite 100,
 Blue Bell, PA 19422-1669

GREENBERG, REYNOLD H., JR., dec'd.

Late of Borough of Jenkintown.
 Executors: DENA SUSSMAN,
 SUSAN GREEN AND
 GARY GREEN,
 c/o Leonard J. Cooper, Esquire,
 1900 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: LEONARD J. COOPER,
 COZEN O'CONNOR,
 1900 Market Street,
 Philadelphia, PA 19103

GROOMS, PATRICIA V., dec'd.

Late of Borough of Jenkintown.
 Executrix: NANCY G. WASHBURNE,
 c/o Gary M. Perkiss, Esquire,
 801 Old York Road, Suite 313,
 Jenkintown, PA 19046.
 ATTORNEY: GARY M. PERKISS,
 GARY M. PERKISS, P.C.,
 801 Old York Road, Suite 313,
 Jenkintown, PA 19046

HAHN, ANNE REGINA, dec'd.

Late of Upper Merion Township.
 Administrator: ROBERT HAHN,
 687 Forest Road,
 Wayne, PA 19087.

HALL, ROSE B. also known as

ROSE HALL, dec'd.
 Late of Cheltenham Township.
 Executor: NELSON J. HALL,
 c/o John W. Lauffer, Esquire,
 Noble Plaza, Suite 221,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: JOHN W. LAUFFER,
 Noble Plaza, Suite 221,
 801 Old York Road,
 Jenkintown, PA 19046

HENNING, PAUL W. also known as

**PAUL HENNING and
PAUL WILLIAM HENNING, dec'd.**
 Late of Borough of Souderton.
 Administrator: DOUGLAS R. HENNING,
 130 Hatfield Pike,
 Souderton, PA 18964.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

HERBINE JR., EDGAR F., dec'd.

Late of Borough of Pottstown.
 Co-Executors: RENEE A. SEIDLE AND
 SCOTT E. HERBINE,
 c/o Thomas A. Fosnocht, Jr., Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

JANICZEK-NEES, ANNE M., dec'd.

Late of Lower Gwynedd Township.
 Administrator: LOUIS A. NEES,
 1110 Stone House Road,
 Lower Gwynedd, PA 19002.
 ATTORNEY: BENJAMIN K. RODGERS,
 GADSDEN SCHNEIDER & WOODWARD LLP,
 201 King of Prussia Road, Suite 100,
 Radnor, PA 19087

KEFALIDES, NICHOLAS A., dec'd.

Late of Lower Merion Township.
 Executors: EUGENIA G. KEFALIDES AND
 PAUL T. KEFALIDES,
 c/o Alan J. Denis, Esquire,
 150 Monument Road, Suite 500,
 Bala Cynwyd, PA 19004.
 ATTORNEY: ALAN J. DENIS,
 150 Monument Road, Suite 500,
 Bala Cynwyd, PA 19004

LEISTER, KENNETH C. also known as**KENNETH LEISTER, dec'd.**

Late of Upper Hanover Township.

Executrix: WENDY D. BARTON,

c/o Herman J. Weinrich, Esquire,

400 Maryland Drive,

Fort Washington, PA 19034-7544.

ATTORNEY: HERMAN J. WEINRICH,

TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

LEVIN, CHARLOTTE, dec'd.

Late of Lower Merion Township.

Executors: BARBARA L. FISHBEIN AND

ANNE LEVIN-NUSSBAUM,

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

LEVY, SHARON also known as**SHARON E. LEVY and****SHARON EILEEN LEVY, dec'd.**

Late of Plymouth Township.

Executors: SUSAN LEON AND

JACOB LEVY,

c/o Ronald J. Beckman, Esquire,

1600 Market Street, Suite 3305,

Philadelphia, PA 19103.

ATTORNEY: RONALD J. BECKMAN,

DRUCKER BECKMAN & SOBEL, LLP,

1600 Market Street, Suite 3305,

Philadelphia, PA 19103

LIGHTCAP, THOMAS LEON also known as**THOMAS L. LIGHTCAP and****THOMAS LIGHTCAP, dec'd.**

Late of Borough of Royersford.

Executor: THOMAS L. LIGHTCAP,

812 Spruce Street,

Pottstown, PA 19464.

ATTORNEY: RICHARD L. GESCHWINDT,

203 E. Noble Avenue,

Shoemakersville, PA 19555

McCORMICK, ELSIE M. also known as**ELSIE McCORMICK, dec'd.**

Late of Borough of Hatboro.

Executor: DONALD J. McCORMICK,

1459 Doris Road,

Roslyn, PA 19001.

McHUGH, SUSAN M., dec'd.

Late of New Hanover Township.

Executrix: CANDACE McHUGH,

c/o Harriet Litz, Esquire,

3881 Skippack Pike,

P.O. Box 1368,

Skippack, PA 19474.

McLAUGHLIN, JOHN R., dec'd.

Late of Franconia Township.

Administratrix: LISA McLAUGHLIN KULP,

P.O. Box 104,

Kintnersville, PA 18930.

ATTORNEY: STEVEN A. COTLAR,

23 West Court Street,

Doylestown, PA 18901

MELLEY, DONALD V., dec'd.

Late of Springfield Township.

Executors: KEITH MELLEY AND

SHARON BRILL,

c/o Laura E. Stegossi, Esquire,

2000 Market Street, 13th Floor,

Philadelphia, PA 19103.

ATTORNEY: LAURA E. STEGOSSI,

WEBER GALLAGHER SIMPSON STAPLETON,

FIRES & NEWBY LLP

2000 Market Street, 13th Floor,

Philadelphia, PA 19103

PANFILE, MARY GRACE, dec'd.

Late of Upper Pottsgrove Township.

Administratrix CTA: KATHLEEN C. VARADY,

c/o Richard T. Curley, Esquire,

50 E. Philadelphia Avenue,

P.O. Box 357,

Boyertown, PA 19512.

REEVES, JO ANN A. also known as**JO ANN ALINE REEVES, dec'd.**

Late of Upper Gwynedd Township.

Executor: STEVEN R. REEVES,

1901 General Nash Drive,

Lansdale, PA 19446.

ATTORNEY: GERALD F. GLACKIN,

2031 N. Broad Street, Suite 137,

P.O. Box 58,

Lansdale, PA 19446

SCHOENLY, WILLARD M. also known as**WILLARD SCHOENLY, dec'd.**

Late of Borough of Green Lane.

Executrix: NANCY M. CHRISTY,

c/o 119 E. Main Street,

Macungie, PA 18062.

ATTORNEY: REBECCA M. YOUNG,

119 E. Main Street,

Macungie, PA 18062

SCHOLES, FLORENCE M., dec'd.

Late of Montgomery Township.

Executrix: LINDA WELLS,

c/o Tomlinson & Gerhart,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041.

ATTORNEY: STEPHEN J. KRAMER,

TOMLINSON & GERHART,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041

SHUPE III, JOHN, dec'd.

Late of Upper Hanover Township.

Administrators: JOHN SHUPE, IV,

22842 Pine Road,

Lewes, DE 19958,

CHRISTIAN A. TRUMBAUER,

113 Stone Road,

Barto, PA 19504.

ATTORNEY: JEFFREY C. KARVER,

7 East Philadelphia Avenue,

Boyertown, PA 19512

STROUD, JUDITH MACY, dec'd.

Late of Whitmarsh Township.

Executors: SAMUEL S. STROUD, SR.,

SUSAN S. KLEINFELDER AND

WILLIAM D. STROUD, II,

c/o Kim D. Fetrow, Esquire,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428.

ATTORNEY: KIM D. FETROW,

HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428

TAGGART, THOMAS S. also known as WILLIAM THOMAS TAGGART and W. THOMAS TAGGART, dec'd.
 Late of Lower Merion Township.
 Administrator CTA: SCOT W. TAGGART,
 Donohue, McKee & Mattson, Ltd.,
 1100 Township Line Road,
 Havertown, PA 19083.
 ATTORNEY: CHARLES McKEE,
 DONOHUE, McKEE & MATTSON, LTD.,
 1100 Township Line Road,
 Havertown, PA 19083

THOMAS, PATRICIA A., dec'd.
 Late of Whitemarsh Township.
 Administrator: DONALD W. THOMAS, JR.,
 c/o S. Stacy Mogul, Esquire,
 135 South 19th Street, Suite 200,
 Philadelphia, PA 19103-4907.
 ATTORNEY: S. STACY MOGUL,
 HEILIGMAN and MOGUL, P.C.,
 135 South 19th Street, Suite 200,
 Philadelphia, PA 19103-4907

TOBIA, ALBERT M. also known as ALBERT MICHAEL TOBIA, dec'd.
 Late of Lower Merion Township.
 Executor: ROBERT M. TOBIA,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

WARBRICK, HELEN RUTH, dec'd.
 Late of Towamencin Township.
 Executors: E. DAVID WARBRICK AND
 JAMES M. JACQUETTE,
 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

Second Publication

ANDERSON, DORIS HYSONG also known as DORIS H. ANDERSON, dec'd.
 Late of Abington Township.
 Executor: DAVID L. ANDERSON,
 10309 Nolan Drive,
 Rockville, MD 20850.

ANDERSON, MARIE A., dec'd.
 Late of Lower Salford Township.
 Executrix: LYNN M. Del SORDO,
 229 Heatherfield Drive,
 Souderton, PA 18964.
 ATTORNEY: J. OLIVER GINGRICH,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

ARRIMOUR, JOHANNA, dec'd.
 Late of Borough of Bryn Athyn.
 Executrices: NADINE A. ALEXANDER AND
 MIREILLE A. BETTINGER,
 c/o David R. Glyn, Esquire,
 1900 Market Street,
 Philadelphia, PA 19103-3508.
 ATTORNEY: DAVID R. GLYN,
 COZEN O'CONNOR,
 1900 Market Street,
 Philadelphia, PA 19103-3508

BAILIS, MAE also known as MAE MILDRED BAILIS, dec'd.
 Late of Lower Merion Township.
 Executor: ARNOLD BAILIS,
 c/o Susan G. Collings, Esquire,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103-6996.
 ATTORNEY: SUSAN G. COLLINGS,
 DRINKER BIDDLE & REATH, LLP,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103-6996

BAND, JEFFREY W., dec'd.
 Late of Borough of Collegeville.
 Executor: ROBERT D. BAND,
 c/o Albert L. Chase, Esquire.
 ATTORNEY: ALBERT L. CHASE,
 2031 N. Broad Street, Suite 137,
 Lansdale, PA 19446-1003

BARRATT JR., THOMAS H., dec'd.
 Late of Lower Pottsgrove Township.
 Executrix: JANET B. YOCOM.
 ATTORNEY: DAVID G. GARNER,
 221 East High Street, Suite 1,
 Pottstown, PA 19464

BRALL, ANNE M., dec'd.
 Late of Abington Township.
 Executrix: CHRISTINE McGOLDRICK,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: JEFFREY A. KROBERGER,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

COHEN, BEVERLY, dec'd.
 Late of Abington Township.
 Executrix: DONNA COHEN,
 c/o George M. Riter, Esquire,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

CORBMAN, ROBERT, dec'd.
 Late of Lower Merion Township.
 Executrix: RHONDA A. CORBMAN,
 1123 Gainsboro Road,
 Bala Cynwyd, PA 19004-2012.
 ATTORNEY: DAVID J. KRAMER,
 425 Commerce Drive, Suite 150,
 Fort Washington, PA 19034-2727

CRESSMAN, EDWARD G., dec'd.

Late of Borough of Ambler.
Co-Executors: PEARL E. BECKWITH AND
CHARLES W. CRESSMAN,
c/o King Laird, P.C.,
360 West Main Street,
Trappe, PA 19426.
ATTORNEY: THOMAS C. RENTSCHLER,
KING LAIRD, P.C.,
360 West Main Street,
Trappe, PA 19426

**CROOKS, CATHERINE ANNE also known as
CATHERINE CROOKS, dec'd.**

Late of Borough of Hatboro.
Executrix: JANICE R. KINSCHI,
c/o Randal J. McDowell, Esquire,
221 Noble Plaza,
801 Old York Road,
Jenkintown, PA 19046.
ATTORNEY: RANDAL J. McDOWELL,
221 Noble Plaza,
801 Old York Road,
Jenkintown, PA 19

**DEBLECOURT, PAMELA also known as
KATHERINE PAMELA DEBLECOURT and
KATHERINE DEBLECOURT, dec'd.**

Late of Worcester Township.
Executor: WILLIAM H. DEBLECOURT,
c/o Frederick M. Savadove, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006-5125.
ATTORNEY: FREDERICK M. SAVADOVE,
SEMANOFF, ORMSBY, GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006-5125

DRUMM, MARGARET E., dec'd.

Late of Abington Township.
Administratrix: BARBARA LEMANSKI,
c/o Michael S. Connor, Esquire,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444.
ATTORNEY: MICHAEL S. CONNOR,
LAW OFFICE OF MICHAEL S. CONNOR, LLC,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

FABICK, BRIAN T., dec'd.

Late of Borough of Lansdale.
Administrator: E. FABICK,
522 Swede Street,
Norristown, PA 19401.
ATTORNEY: EDWARD J. FABICK, III,
SOLOMON & BERSCHLER, P.C.,
522 Swede Street,
Norristown, PA 19401

GERO, OLGA LOUISE, dec'd.

Late of Horsham Township.
Executrix: MARY JO GERO,
247 Upland Avenue,
Horsham, PA 19044.

GLEBE, IAN ADAM, dec'd.

Late of Montgomery Township.
Executor: ROBERT GLEBE,
22409 Goose Hollow Drive,
Chestertown, MD 21620.

GREGORY, DONNA B., dec'd.

Late of Upper Gwynedd Township.
Executrix: DEBRA L. BAUER,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,
North Wales, PA 19454.
ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454

GUNSTER, LOUANN, dec'd.

Late of Whitemarsh Township.
Executor: JOSEPH A. KOLLAR,
6321 E. Valley Green Road,
Flourtown, PA 19031.

**INGERSOLL JR., GUY A. also known as
GUY INGERSOLL, dec'd.**

Late of Borough of Lansdale.
Executrix: JACQUELINE A. INGERSOLL,
35 E. 7th Street,
Lansdale, PA 19446.
ATTORNEY: BRETT B. WEINSTEIN,
WEINSTEIN LAW OFFICES PC,
705 W. DeKalb Pike,
King of Prussia, PA 19406

JAMES, ETHEL, dec'd.

Late of Cheltenham Township.
Administratrices: AGNES M. RESPES AND
ADELE GOODMAN,
190 Goldenridge Drive,
Levittown, PA 19057.

JUSTICE, HELEN H. also known as

HELEN JUSTICE, dec'd.
Late of Upper Dublin Township.
Executrix: RITA LENAHAAN,
1300 Fort Washington Avenue,
Fort Washington, PA 19034.

**KANIA, GENEVIEVE, ANN also known as
GENE KANIA, dec'd.**

Late of Borough of Ambler.
Executrix: MARYANN FOX,
1135 Pennlyn Blue Bell Pike,
Blue Bell, PA 19422.

LEATHERMAN, MARGARET Y., dec'd.

Late of Franconia Township.
Executors: BRUCE LEATHERMAN,
621 Mountain Road,
Tamaqua, PA 18252,
DANIEL LEATHERMAN,
718 Laurel Road,
Hamburg, PA 19526,
DEAN M. LEATHERMAN,
8827 N. Hoover Road,
Hesston, KS 67062.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 East Broad Street,
P.O. Box 64769,
Souderton, PA 18964

MANISCALCO, JOSEPH, dec'd.

Late of Borough of Rockledge.
Executor: PETER MANISCALCO,
c/o Embery, Outtersson & Fuges, Esquires,
300 Huntingdon Pike,
Rockledge, PA 19046.
ATTORNEYS: EMBERY, OUTTERSON & FUGES,
300 Huntingdon Pike,
Rockledge, PA 19046

MASON, HERBERT E., dec'd.

Late of New Hanover Township.
 Administrator: JEFFREY C. KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: JEFFREY C. KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

McCAULEY, CHARLES M., JR. also known as CHARLES McCAULEY, JR., dec'd.

Late of Upper Frederick Township.
 Executor: WILLIAM J. PETERS, III,
 c/o Herman J. Weinrich, Esquire,
 400 Maryland Drive,
 Fort Washington, PA 19034-7544.
 ATTORNEY: HERMAN J. WEINRICH,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 Fort Washington, PA 19034-7544

MEST, GLORIA J. also known as**GLORIA JEAN MEST and GLORIA JEAN HARACZKA MEST, dec'd.**

Late of Limerick Township.
 Administratrix: MARY E. HARACZKA,
 38 Smith Road,
 Pottstown, PA 19464.
 ATTORNEY: REBECCA A. HOBBS,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

MILICI, JOSEPH N. also known as**JOSEPH N. MILICI, JR., dec'd.**

Late of Upper Moreland Township.
 Administratrix: SUSAN M. CORKERY,
 c/o Joseph M. DeMarco, Esquire,
 March Hurwitz & DeMarco,
 1100 N. Providence Road,
 Media, PA 19063.

MORRIS, DOROTHY M., dec'd.

Late of Borough of Norristown.
 Executor: FRANK E. MORRIS,
 c/o Cullen & Conway,
 40 East Main Street,
 Norristown, PA 19401.
 ATTORNEY: SEAN E. CULLEN,
 CULLEN & CONWAY,
 40 East Main Street,
 Norristown, PA 19401

NEWMAN, DOROTHY HELEN also known as DOT MCCABE, dec'd.

Late of Upper Providence Township.
 Executrix: CYNTHIA N. BORATEN,
 121 N. Kelly Drive,
 Birdsboro, PA 19508.
 ATTORNEY: CHARLES A. RICK,
 933 N. Charlotte Street, Suite 1-A,
 Pottstown, PA 19464

RAMSEY, CATHERINE H., dec'd.

Late of Lower Providence Township.
 Executrix: SUSAN SAPORITO,
 263 Larkspur Lane,
 King of Prussia, PA 19406.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

SCHUCKER, EVA ESTER, dec'd.

Late of Borough of Pottstown.
 Executor: OTTO J. MILLER, JR.,
 803 Walnut Ridge Estates,
 Pottstown, PA 19464.

SEYDEL, MICHAEL J., SR. also known as MICHAEL J. SEYDEL, dec'd.

Late of Whitmarsh Township.
 Administratrix: SALLYANN SEYDEL,
 c/o Lawrence D. Finney, Esquire,
 1845 Walnut Street, Suite 1300,
 Philadelphia, PA 19103.
 ATTORNEY: LAWRENCE D. FINNEY,
 1845 Walnut Street, Suite 1300,
 Philadelphia, PA 19103

SHANER, DAVID JOHN also known as DAVID J. SHANER, dec'd.

Late of Borough of Souderton.
 Administratrix c.t.a.: CHARLOTTE KOSTRUBIAK,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

SHAW, EDNA M. also known as**EDNA MAY SHAW, EDNA MAY HOOD SHAW and EDNA SHAW, dec'd.**

Late of Upper Moreland Township.
 Executor: DAVID J. SHAW,
 c/o James M. Martin, Esquire,
 One Neshaminy Interplex, Suite 202,
 Trevose, PA 19053-6959.
 ATTORNEY: JAMES M. MARTIN,
 MARTIN and MARTIN, P.C.,
 One Neshaminy Interplex, Suite 202,
 Trevose, PA 19053-6959

SIBRE, MELANIE, dec'd.

Late of Cheltenham Township.
 Executor: MATTHEW LAYCHOCK,
 c/o James M. Martin, Esquire,
 One Neshaminy Interplex, Suite 202,
 Trevose, PA 19053-6959.
 ATTORNEY: JAMES M. MARTIN,
 MARTIN and MARTIN, P.C.,
 One Neshaminy Interplex, Suite 202,
 Trevose, PA 19053-6959

SIEBELS, RICHARD W., dec'd.

Late of Upper Merion Township.
 Executrix: MARNIE RHEN,
 c/o Stephen D. Potts, Esquire,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087-3115.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087-3115

SINOTTE, L. PAUL also known as**PAUL SINOTTE, dec'd.**

Late of Borough of North Wales.
 Executrix: ELAINE B. SINOTTE,
 c/o M. Howard Vigderman, Esquire,
 123 South Broad Street, 25th Floor,
 Philadelphia, PA 19109.

ATTORNEY: M. HOWARD VIGDERMAN,
 MONTGOMERY, McCRACKEN, WALKER &
 RHOADS, LLP,

123 South Broad Street, 25th Floor,
 Philadelphia, PA 19109

STOCKLEY, CATHERINE M., dec'd.

Late of Cheltenham Township.

Administratrix: KATHLEEN M. STOCKLEY,
 c/o Thomas D. Kenny, Esquire,
 KMKM Law Group, P.C.,

2 Penn Center, Suite 518,

1500 JFK Boulevard,

Philadelphia, PA 19102.

ATTORNEY: THOMAS D. KENNY,

KMKM LAW GROUP, P.C.,

2 Penn Center, Suite 518,

1500 JFK Boulevard,

Philadelphia, PA 19102

TRUSCOTT, JOHN LOVERING also known as**JOHN L. TRUSCOTT and****LUD TRUSCOTT, dec'd.**

Late of Lower Merion Township.

Executrix: VARNEY PORTER TRUSCOTT,

c/o Theodore S. Cox, Jr., Esquire,

919 Conestoga Road,

Building Two, Suite 309,

Rosemont, PA 19010-1353.

ATTORNEY: THEODORE S. COXE, JR.,

919 Conestoga Road,

Building Two, Suite 309,

Rosemont, PA 19010-1353

WALZ, MILDRED M., dec'd.

Late of Cheltenham Township.

Executrix: LINDA D. JAECKS,

c/o Law Office of Gerhard & Gerhard,

222 S. Easton Road, Suite 104,

Glenside, PA 19038.

ATTORNEY: ROBERT C. GERHARD, JR.,

222 S. Easton Road, Suite 104,

Glenside, PA 19038

WILHELM, SHIRLEY A., dec'd.

Late of Borough of Pottstown.

Executrix: SUZANNE W. BETTS,

468 Maynard Drive,

Wayne, PA 19087.

ZEELANDER, NORBERT J. also known as**NORBERT JOHN ZEELANDER and****NORBERT ZEELANDER, dec'd.**

Late of Borough of Ambler.

Executrix: SUSAN B. ZEELANDER,

c/o Margaret Gallagher Thompson, Esquire,

200 Four Falls Corporate Center, Suite 400,

West Conshohocken, PA 19428.

ATTORNEY: MARGARET GALLAGHER
 THOMPSON,

COZEN O'CONNOR,

200 Four Falls Corporate Center, Suite 400,

P.O. Box 800,

West Conshohocken, PA 19428

Third and Final Publication**ALESSANDRO, RUDOLPH P., dec'd.**

Late of Abington Township.

Executor: RUDOLPH M. ALESSANDRO,

c/o E. Garrett Gummer, III, Esquire,

1260 Bustleton Pike,

Feasterville, PA 19053.

ATTORNEY: E. GARRETT GUMMER, III,

GUMMER ELDER LAW,

1260 Bustleton Pike,

Feasterville, PA 19053

ALEXANDER, ELIZABETH MARIE, dec'd.

Late of Lower Moreland Township.

Executrix: ELIZABETH A. WINTERS,

3708 Bellaire Road,

Philadelphia, PA 19154.

AMICI, BARBARA B., dec'd.

Late of Plymouth Township.

Executor: JOSEPH A. BUCCI,

502 Rolling Hill Road,

Plymouth Meeting, PA 19462.

AURISY, BARBARA A. also known as**BARBARA AURISY, dec'd.**

Late of Borough of North Wales.

Executrix: DEBRA A. IANTORNO,

c/o Melissa V. Bond, Esquire,

16 North Franklin Street, Suite 300A,

P.O. Box 853,

Doylestown, PA 18901.

ATTORNEY: MELISSA V. BOND,

BOND & McCULLOUGH,

16 North Franklin Street, Suite 300A,

P.O. Box 853,

Doylestown, PA 18901

BLANCK, ROBERT F., dec'd.

Late of Skippack Township.

Executrix: MEREDITH S. MARANDO-

BLANCK,

c/o Kathleen M. O'Connell, Esquire,

Schubert, Gallagher, Tyler and Mulcahey, P.C.,

121 S. Broad Street, 20th Floor,

Philadelphia, PA 19107-4533.

ATTORNEY: KATHLEEN M. O'CONNELL,

SCHUBERT, GALLAGHER, TYLER AND

MULCAHEY, P.C.,

121 S. Broad Street, 20th Floor,

Philadelphia, PA 19107-4533

CASCIATO, FRANCES also known as**FRANCES ANN CASCIATO, dec'd.**

Late of Abington Township.

Executrix: CAROL ANN CASCIATO,

c/o Alan L. Director, Esquire,

1243 Easton Road, Suite 202,

Warrington, PA 18976.

ATTORNEY: ALAN L. DIRECTOR,

1243 Easton Road, Suite 202,

Warrington, PA 18976

COONEY, DAVID J., dec'd.

Late of Douglass Township.

Executors: CYNTHIA M. RIEGEL,

119 Link Road,

Fleetwood, PA 19522,

CLAUDIA M. WALSH,

518 N. Hanover Street,

Pottstown, PA 19464.

ATTORNEY: DENNIS L. O'CONNELL,

P.O. Box 303,

Gilbertsville, PA 19525

DELMAN, PATRICIA, dec'd.

Late of Lower Merion Township.
 Administratrix CTA: JANE DELMAN,
 c/o Rebecca Rosenberger Smolen, Esquire,
 Bala Law Group, LLC,
 One Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004.
 ATTORNEY: REBECCA ROSENBERGER
 SMOLEN,
 BALA LAW GROUP, LLC,
 One Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

FRAZEE, STANLEY S., JR., dec'd.

Late of Springfield Township.
 Administratrix CTA: ELIZABETH G. FRAZEE,
 c/o Timothy T. Myers, Esquire,
 925 Harvest Drive, Suite 300,
 Blue Bell, PA 19422-1956.

HENDRICKS JR., MARCUS W. also known as

**MARCUS W. HENDRICKS and
 MARCUS HENDRICKS, dec'd.**

Late of Hatfield Township.
 Co-Executrices: JEAN A. LEWIS,
 416 Dorchester Lane,
 Perkasi, PA 18944,
 BETTY A. SMITH,
 120 Fishing Creek Road,
 Mill Hall, PA 17751.
 ATTORNEY: R. WAYNE CLEMENS,
 CLEMENS, NULTY AND GIFFORD,
 510 E. Broad Street,
 P.O. Box 64439,
 Souderton, PA 18964-0439

HEPFNER, F. PHYLLIS, dec'd.

Late of Upper Gwynedd Township.
 Executor: MICHAEL DONNELLY,
 1201 N. Orange Street, Suite 729,
 Wilmington, DE 19801.
 ATTORNEY: FRANCIS SKINNER,
 52 Newton Avenue,
 Woodbury, NJ 08096

HERBSTER, ELIZABETH C., dec'd.

Late of Whitpain Township.
 Executrix: JOAN C. AMAN,
 c/o Moira B. Rosenberger, Esquire,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: MOIRA B. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

HERTZOG, MELVIN J., dec'd.

Late of Borough of North Wales.
 Executor: EDGAR D. CLARK,
 235 Magnolia Terrace,
 Upper Darby, PA 19082.
 ATTORNEY: J. OLIVER GINGRICH,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

JAMROZIK, JEANETTE, dec'd.

Late of Franconia Township.
 Executrix: ANDREA WUTTI,
 c/o David W. Conner, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: DAVID W. CONNER,
 DISCHELL, BARTLE & DOOLEY, P.C.,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.

KERLAVAGE, JOAN L., dec'd.

Late of Worcester Township.
 Executrices: BARBARA L.K. SIEGEL AND
 JANICE K. BILOTTI,
 c/o Michael O'Hara Peale, Jr., Esquire,
 400 Maryland Drive,
 P.O. Box 7544,
 Ft. Washington, PA 19034-7544.
 ATTORNEY: MICHAEL O'HARA PEALE, JR.,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Ft. Washington, PA 19034-7544

KNOWLAN, JOSEPH W., dec'd.

Late of Upper Merion Township.
 Executor: MARY CAROL GREENAWAY,
 c/o Cullen & Conway,
 40 East Main Street,
 Norristown, PA 19401.
 ATTORNEY: SEAN E. CULLEN,
 CULLEN & CONWELL,
 40 E. Main Street,
 Norristown, PA 19401

**KOCH, BLANCHE M. also known as
 BLANCHE KOCH, dec'd.**

Late of Borough of Souderton.
 Executrix: LUCILLE L. RUTH,
 237 Washington Avenue,
 Souderton, PA 18964.
 ATTORNEY: CAROL M. LAUCHMEN,
 CAROL M. LAUCHMEN, P.C.,
 388 Main Street,
 Harleysville, PA 19438

KYRISS, MARIA JO, dec'd.

Late of Whitmarsh Township.
 Executrix: PATRICIA B. SMISKO.
 ATTORNEY: JOHN A. DiPIETRO,
 2116 Old Arch Road,
 East Norriton, PA 19401,
 610-277-9970

LAVIN, WILLIAM P., dec'd.

Late of Abington Township.
 Executor: ROBERT A. LAVIN,
 623 Edgehill Road,
 Glenside, PA 19038.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

LEE, J. WAYNE also known as

JOSEPH WAYNE LEE, dec'd.
 Late of Whitmarsh Township.
 Executrices: ANNE D. LEE AND
 ANNE LEE LOHR,
 c/o Jennifer K. Kosteva, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950.
 ATTORNEY: JENNIFER K. KOSTEVA,
 HECKSCHER, TEILLON, TERRILL & SAGER, PC.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950

LORENZON, JANE H. also known as**JANE LORENZON, dec'd.**

Late of Upper Dublin Township.
 Executors: ERIC LORENZON,
 PAMELA L. SIMMS AND
 NANCY M. LORENZON,
 c/o Jonathan H. Lander, Esquire,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: JONATHAN H. LANDER,
 BLANK ROME, LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

MALLON, MARY B. also known as**MARY MALLON and****MAUREEN B. MALLON, dec'd.**

Late of Upper Gwynedd Township.
 Executrix: DIANNE M. CARUSO,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

McGOVERN, MARGARET also known as**MARGARET B. McGOVERN, dec'd.**

Late of Abington Township.
 Executor: WILLIAM P. GEMMELL, JR.,
 c/o Paul A. Coghlan, Esquire,
 437 Rhawn Street,
 Philadelphia, PA 19111.
 ATTORNEY: PAUL A. COGHLAN,
 437 Rhawn Street,
 Philadelphia, PA 19111

McVAUGH, EILEEN JOAN, dec'd.

Late of Franconia Township.
 Executors: JOAN A. McVAUGH AND
 MICHAEL J. McVAUGH,
 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

MECKES, OLGA, dec'd.

Late of Borough of Hatboro.
 Executor: JOSEPH MECKES,
 20 Butternut Drive,
 Hatboro, PA 19040.

MIKAELIAN, DIRAN L., dec'd.

Late of Lower Merion Township.
 Administrator: VIKEN MIKAELIAN,
 c/o Adam D. Zucker, Esquire,
 1 West 1st Avenue, Suite 101,
 Conshohocken, PA 19428.
 ATTORNEY: ADAM D. ZUCKER,
 MUDRICK & ZUCKER, P.C.,
 1 West 1st Avenue, Suite 101,
 Conshohocken, PA 19428

MOLL SR., ANDREW E., dec'd.

Late of Bridgeport Township.
 Executrix: SANDRA L. FISS,
 421 Thrush Drive,
 Gilbertsville, PA 19525.

MOWREY, KATHYRN G., dec'd.

Late of Lower Salford Township.
 Executrix: MARILYN K. PHIPPS,
 15 S. Schultz Road,
 Telford, PA 18969.

NETH, WILLIAM J., JR. also known as**WILLIAM NETH, JR., dec'd.**

Late of Upper Dublin Township.
 Executors: RANDAL J. McDOWELL AND
 EARL K. LITTLE, III,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

PETERSON, ARTHUR L. also known as**ARTHUR LEO PETERSON, dec'd.**

Late of Lower Merion Township.
 Executor: WALTER B. PETERSON,
 c/o C. Suzanne Buechner, Esquire,
 789 East Lancaster Avenue, Suite 220,
 Villanova, PA 19085.
 ATTORNEY: C. SUZANNE BUECHNER,
 789 East Lancaster Avenue, Suite 220,
 Villanova, PA 19085

RANA, MANDEEP, dec'd.

Late of Cheltenham Township.
 Administrator: ATAMJIT SINGH,
 51 Marion Court,
 Upper Darby, PA 19082.
 ATTORNEY: RICHARD M. WIENER,
 LAW OFFICES OF RICHARD M. WIENER, LLC,
 8 Tower Bridge, Suite 400,
 161 Washington Street,
 Conshohocken, PA 19428

ROSENBERG, THEODORE, dec'd.

Late of Cheltenham Township.
 Executor: AMY R. MANCHER,
 26 Briar Cliff Road,
 Livingston, NJ 07039-2247.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD,
 222 South Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

RUDICK, THOMAS, dec'd.

Late of Horsham Township.
 Executrix: MARION A. RUDICK,
 232 Summer Avenue,
 Horsham, PA 19044.

SCHWENK, JOHN S., dec'd.

Late of Upper Pottsgrove Township.
 Executor: JOHN W. SCHWENK,
 2067 Old Route 100,
 Bechtelsville, PA 19505.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Ave., Suite 202,
 Reading, PA 19606

SELLERS, NICHOLAS, dec'd.

Late of Whitemarsh Township.
 Executors: PETER H. SELLERS AND
 MORTIMER N.S. SELLERS,
 c/o Edward J. Kaier, Esquire,
 1835 Market Street,
 Philadelphia, PA 19103-2968.
 ATTORNEY: EDWARD J. KAIER,
 TEETERS, HARVEY, MARRONE & KAIER,
 1835 Market Street,
 Philadelphia, PA 19103-2968

SHAHIN, MICHAEL M., dec'd.

Late of Montgomery Township.
 Executor: KATHLEEN S. SHAHIN,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KAREN S. DAYNO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

TALIFERRO, TERESA DIANE also known as

**TERESA TALIFERRO and
 TERESA D. TALIFERRO, dec'd.**

Late of Abington Township.
 Executrix: DIANE TALIFERRO,
 c/o Alfred J. Merlie, Esquire,
 261 Old York Road, Suite 733,
 Jenkintown, PA 19046.
 ATTORNEY: ALFRED J. MERLIE,
 261 Old York Road, Suite 733,
 Jenkintown, PA 19046

TASCARELLA, DAVID ERIC also known as

DAVID E. TASCARELLA, dec'd.

Late of Upper Dublin Township.
 Administratrix: ELIZABETH JANE
 TASCARELLA,
 1680 Kenmare Drive,
 Dresher, PA 19025.
 ATTORNEY: WILLIAM R. STOKES, III,
 19 Central Avenue,
 Wellsboro, PA 16901

VENTO, RITA M. also known as

**MARGARET VENTO and
 RITA VENTO, dec'd.**

Late of East Norriton Township.
 Executor: ANTHONY R. VENTO,
 c/o Adam D. Zucker, Esquire,
 1 W. 1st Avenue, Suite 101,
 Conshohocken, PA 19428.
 ATTORNEY: ADAM D. ZUCKER,
 MUDRICK & ZUCKER, P.C.,
 1 W. 1st Avenue, Suite 101,
 Conshohocken, PA 19428

VISCONTI, DONALD E., dec'd.

Late of Horsham Township.
 Executors: LAURA E. KUZMICK AND
 RODMAN M. ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: RODMAN M. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

WILDERMUTH JR., ROLLAND R., dec'd.

Late of Douglass Township.
 Executor: SHERWOOD L. YERGEY,
 c/o James D. Scheffey, Esquire.
 ATTORNEY: JAMES D. SCHEFFEY,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

ZARWIN, MARLENE, dec'd.

Late of Lower Merion Township.
 Executor: NORMAN P. ZARWIN,
 c/o Gary A. Zlotnick, Esquire,
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: GARY A. ZLOTNICK,
 ZARWIN BAUM DeVITO KAPLAN SCHAER &
 TODDY, PC,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103

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

Solutions by Saly with its principal place of business at 99 Plymouth Road, P.O. Box 559, Gwynedd Valley, PA 19437.

The name and address of the person owning or interested in said business is: Saly Glassman, 99 Plymouth Road, P.O. Box 559, Gwynedd Valley, PA 19437.

The application was filed on March 24, 2014.

**Kaplin, Stewart, Meloff, Reiter & Stein, P.C.,
 Solicitors**
 910 Harvest Drive
 Blue Bell, PA 19422

Sweet Lizabella's with its principal place of business at 1445 Golf Drive, Gilbertsville, PA 19525.

The name and address of the person owning or interested in said business is: Susan Jane Knowlton, 1445 Golf Drive, Gilbertsville, PA 19525.

The application was filed on March 6, 2014.

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Pennsylvania Steel League, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Michael P. Gottlieb, Esquire
Vangrossi and Recchuiti
 319 Swede Street
 Norristown, PA 19401-4801
 610-279-4200

MISCELLANEOUS

FOREIGN WITHDRAWAL

Notice is hereby given that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **TFS Training and Consulting, Inc.**, a corporation of Washington, with principal office at 777 108th Street NE, Suite 1200, Bellevue, WA 98004, and registered office in Pennsylvania at 116 Pine Street, Suite 320, Harrisburg, PA 17101, which on 12/7/2005 was granted a Certificate of Authority, to transact business in the Commonwealth, intends to file an Application for Termination of Authority with the Department of State.

PUBLIC NOTIFICATION OF CIVIL HEARING FOR THE PRIVATE SALE OF LAND by the Board of School Directors of Lower Merion School District

1. Property Address: 111 Union Avenue,
Bala Cynwyd, PA 19004
2. Date of Hearing: On May 13, 2014
at 9:30 AM
3. Location of Hearing: Montgomery County Courthouse,
Norristown, PA 19401,
Court Room A

A civil hearing shall be held in Court Room A of the Montgomery County Courthouse, Norristown, Pennsylvania on May 13, 2014 at 9:30 a.m. to approve the private sale of 111 Union Avenue, Bala Cynwyd, Pennsylvania by the Board of School Directors of Lower Merion School District. This civil hearing is open to the public.

SALE OF REAL ESTATE

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA NO. 2013-08441

REVERSE MORTGAGE SOLUTIONS, INC.,
PLAINTIFF
VS.

THE MIRIAM STUP A/K/A MIRIAM LESTER REVOCABLE TRUST A/K/A THE DEED OF TRUST DATED THE 12TH DAY OF JUNE, 2007; DOROTHY STUP, in her capacity as Heir of MIRIAM LESTER A/K/A MIRIAM STUP, Deceased; JUDITH SNYDER, in her capacity as Heir of MIRIAM LESTER A/K/A MIRIAM STUP, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MIRIAM LESTER A/K/A MIRIAM STUP, DECEASED,
DEFENDANTS

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MIRIAM LESTER A/K/A MIRIAM STUP, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1001 CITY AVENUE, UNIT EE427, WYNNEWOOD, PA 19096

Being in LOWER MERION TOWNSHIP, County of MONTGOMERY, Commonwealth of Pennsylvania, 40-00-11155-89-2

Improvements consist of residential property.

Sold as the property of THE MIRIAM STUP A/K/A MIRIAM LESTER REVOCABLE TRUST A/K/A THE DEED OF TRUST DATED THE 12TH DAY OF JUNE, 2007; DOROTHY STUP, in her capacity as Heir of MIRIAM LESTER A/K/A MIRIAM STUP, Deceased; JUDITH SNYDER, in her capacity as Heir of MIRIAM LESTER A/K/A MIRIAM STUP, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MIRIAM LESTER A/K/A MIRIAM STUP, DECEASED

Your house (real estate) at 1001 CITY AVENUE, UNIT EE427, WYNNEWOOD, PA 19096 is scheduled to be sold at the Sheriff's Sale on 06/25/2014 at 01:00 PM, at the MONTGOMERY County Courthouse, P.O. Box 311, Norristown, PA 19404, to enforce the Court Judgment of \$171,674.34, obtained by REVERSE MORTGAGE SOLUTIONS, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

TERMINATION OF PARENTAL RIGHTS

NOTICE ON HEARING ON PETITION TO INVOLUNTARY TERMINATE PARENTAL RIGHTS

IN RE: Adoption of Eva Rose Habres, also known as Baby Girl Habres; Case No 148 of 2013 in the Orphan's Court Division of Westmoreland County, Pennsylvania.

Notice To: UNKNOWN BIRTH FATHER OF EVA ROSE HABRES, A/K/A BABY GIRL HABRES, born September 19, 2013, at Phoenixville Hospital, Phoenixville, PA 19460, to the Birth Mother, Joanna Habres, and conceived in the area of Pottstown, Montgomery County, Commonwealth of Pennsylvania. The Court has set a hearing to consider ending your rights to your child. That hearing will be held before the Honorable Christopher Scherer, in Courtroom No. 9, Westmoreland County Courthouse, 2 North Main Street, Greensburg, Pennsylvania 15601, on May 14, 2014, at 9:00 A.M. You are warned that if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present.

You are also notified of Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the court.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

WESTMORELAND BAR ASSOCIATION
P.O. BOX 565
GREENSBURG, PA 15601
(724) 834-8490
<http://lrs.westbar.org>

JEFFREY J. LOCHNER, ESQUIRE

Attorney at Law
4232 Brownsville Road, Suite 315
Pittsburgh, PA 15227
(412) 881-4380

TO: ALEXANDER APT
Legal parent of C.A.A
DOB June 13, 2010

Notice is hereby given that a hearing to Involuntarily Terminate your Parental Rights to your child, C.A.A., born on June 13, 2010 is scheduled for April 24, 2014 at 9:30 A.M. in the Judicial Conference Room, Fourth Floor, One Montgomery Plaza, Norristown, PA. You are warned that if you do not appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

Robert G. Rosen, Esq.
2031 N. Broad Street
Suite 101 Lansdale, PA. 19446
215.362.5050

TRUST NOTICES

First Publication

NOTICE OF TRUSTEE
SHIRLEY L. WACKER, Deceased,
of 275 Dock Drive, Towamencin Township,
Montgomery County, Pennsylvania, Deceased.

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Shirley L. Wacker Irrevocable Trust dated November 12, 2012 is in existence, that Shirley L. Wacker is deceased, and that Patricia A. Fraschetta is the Trustee.

ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Mrs. Patricia A. Fraschetta
545 Beidler Road
King of Prussia, PA 19406

Or

Scott C. Painter, Esquire
Attorney for the Trustee,
Patricia A. Fraschetta
906 Penn Ave.
P.O. Box 6269
Wyomissing, PA 19610

Third and Final Publication

CHARLES A. KERLAVAGE
REVOCABLE INTERVIVOS TRUST
DATED 9/2/94

Joan L. Kerlavage, Deceased. Late of Worcester Twp., Montgomery County, PA, having a life tenant interest in the Charles A. Kerlavage Revocable Intervivos Trust dtd. 9/2/94. This Trust is in existence and all persons having claims or demands against said Decedent or Trust are requested to make known the same to the Trustees or the Trustees Attorney and all persons indebted to the Decedent or his Trust to make payment without delay to:

Barbara L.K. Siegel & Janice K. Bilotti, **Trustees**
c/o Michael O'Hara Peale, Jr., Esq.
400 Maryland Dr.
Ft. Washington, PA 19034

Or to their Atty.: Michael O'Hara Peale, Jr.
Timoney Knox, LLP
400 Maryland Dr.
Ft. Washington, PA 19034

JOAN L. KERLAVAGE
REVOCABLE INTERVIVOS TRUST
DATED 9/2/94
(& AMENDED & RESTATED REVOCABLE
DEED OF TRUST DATED 8/2/06)
Joan L. Kerlavage, Deceased
Late of Worcester Twp.,
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Decedent or Trust are requested to make known the same to the Trustees or the Trustees Attorney and all persons indebted to the Decedent or his Trust to make payment without delay to:

Barbara L.K. Siegel & Janice K. Bilotti, **Trustees**
c/o Michael O'Hara Peale, Jr., Esq.
400 Maryland Dr.
Ft. Washington, PA 19034

Or to their Atty.: Michael O'Hara Peale, Jr.
Timoney Knox, LLP
400 Maryland Dr.
Ft. Washington, PA 19034

KATHRYN K. ALDERFER TRUST

**Trust Under Agreement Dated September 27, 1991,
Kathryn K. Alderfer, Deceased, February 24, 2014
Late of Franconia Township, Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

TRUSTEE: Univest Bank and Trust Co.
14 North Main Street
P.O. Box 64197
Souderton, PA 18964

**TRUSTEE'S ATTORNEY: JEFFREY K. LANDIS
BRICKER, LANDIS, HUNSBERGER & GINGRICH, LLP**
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964
215-723-4350

EXECUTIONS ISSUED

Week Ending April 1, 2014

**The Defendant's Name Appears
First in Capital Letters**

BARRETT, MELAINIE: PNC BANK, GRNSH. -
Palisades Collection, LLC; 201404581; WRIT/EXEC.

BONGIORNO, CASEY: PNC BANK, GRNSH. -
Asset Acceptance, LLC; 201404624; WRIT/EXEC.

BUCSOK, PAMELA - Lakeview Loan Servicing, LLC;
201400631.

BUTLER, MICHAEL - First Niagara Bank Na, et al.;
201329683.

CAMERON, PAUL: PNC BANK, GRNSH. -
Palisades Collection, LLC; 200827294; \$1,174.96.

CATANZARO, DEBRA: DIAMOND FCU, GRNSH. -
Discover Bank; 201226446; WRIT/EXEC.

CHOI, MIKE - Bank Of America N A; 201306307;
ORDER/565,649.74.

COLEMAN, MARCELLUS: CHAVOUS, TIFFANY -
Us Bank National Association; 201327164;
\$119,799.58.

COMMONWEALTH INSURANCE COMPANY:
FIRSTTRUST BANK, GRNSH. - Carpenters
Health And Welfare Fund Of Philadelphia And
Vici; 201314800; \$8,277.72.

CORLEY, SUSAN - Wells Fargo Bank Na; 201402600;
\$201,899.64.

CUTTS, CARL: CITIBANK, GRNSH. -
Mrc Receivables Corp; 200719133; \$859.28.

DEAN, BIANCA: WELLS FARGO BANK, GRNSH. -
Progressive Group Of Insurance Companies;
201230120.

DELGADO, CARMELO: BANK OF AMERICA, GRNSH. -
American Express Centurion Bank; 201225213;
ORDER/AMENDED/12,497.92.

DIMARTINO, RAYMOND: WELLS FARGO BANK,
GRNSH. - Lvnv Funding, LLC; 201106147; \$1,742.82.

ENNIN, JUDITH: PNC BANK, GRNSH. -
Unifund Corporation; 201402705; WRIT/EXEC.

FELDMAN, ILANA: WELLS FARGO BANK,
GRNSH. - Discover Bank, et al.; 201337024;
\$4,575.84.

FOUR SEASONS BANQUET HALL:

MORRIS CATERING, LLC: BANK OF AMERICA,
GRNSH. - Digiaco, Rudolph; 201336993;
WRIT/EXEC.

FREELAND, TRACY: CITIZENS BANK, GRNSH. -
Lvnv Funding, LLC; 201106480; \$2,652.29.

GALLAHER, RODNEY: BARNHART, CYNTHIA -
Carriage Run Property Owners; 201402762;
\$3,561.17.

GAMBONE BROS DEVELOPMENT CO:
PNC BANK NA, GRNSH. - Welsh, Donald, et al.;
201214199; WRIT/EXEC.

GEFTMAN, BARRY - M&T Bank, et al.;
201229221; ORDER/995,775.50.

GRASSO, JOYCE: BANK OF AMERICA, GRNSH. -
Db Servicing Corporation, et al.; 201331410;
WRIT/EXEC.

GREEN, MARK: NATIONAL PENN BANK, GRNSH. -
Discover Bank; 201331921; \$6,453.70.

GUNN, SHEILA: LANE, WESLEY: WESLEY -
Deutsche Bank National Trust Company; 201116011;
WRIT/EXEC.

HEINZ GRAPHIC, INC.: WELLS FARGO, GRNSH. -
Mailfinance, Inc., et al.; 201306094; WRIT/EXEC.

HOLSTEIN, LEONARD: BANK OF AMERICA,
GRNSH. - Lvnv Funding, LLC; 200822240;
\$1,249.33.

HYLDAHL, CHRISTIAN: ARCHSTONE
INVESTMENT MANAGEMENT, LLC:
VIST BANK, GRNSH. - Stanley-Laman Group Ltd;
201407047; WRIT/EXEC.

IRVIN, RENIQUE: BANK OF AMERICA, GRNSH. -
Discover Bank, et al.; 201315974; \$5,366.83.

JACKSON, JAMES: LEDORA - Emc
Mortgage Corporation, et al.; 200926168;
IN REM ORDER/204,065.83.

JENKINS, DEBRA: PNC BANK, GRNSH. -
Unifund Ccr Partners; 201121065; WRIT/EXEC.

KRAMLICH, CHARLOTTE: METZGAR, MICHAEL:
DIAMOND CREDIT UNION, GRNSH. -
Oley Meadows Apts; 201001095; WRIT/EXEC.

LUTE, DEBORAH: PNC BANK, GRNSH. -
Asset Acceptance, LLC, et al.; 201404595;
WRIT/EXEC.

MCCARTHY, HELEN: NATIONAL PENN BANK,
GRNSH. - Ally Financial, Inc.; 201232991; \$6,078.55.

MCMULLEN, KORAL: PNC BANK, GRNSH. -
Asset Acceptance, LLC, et al.; 201404600;
WRIT/EXEC.

MOYER, PAMELA: WOODFOREST
NATIONAL BANK, GRNSH. - Mrc Receivables Corp;
200727442; \$699.37.

NEY, WILLIAM: FIRST NIAGARA BANK, GRNSH. -
Discover Bank; 201311631; WRIT/EXEC.

PATTERSON, GEORGE: GEORGE -
Nationstar Mortgage, LLC; 201400823.

PSYCHOLOGICAL SERVICES & HUMAN
DEVELOPMENT CENTER, INC. -
Commonwealth Real Estate Investors; 201406929;
\$16,706.83.

ROGERS, KEVIN: CITIZENS BANK, GRNSH. -
Discover Bank, et al.; 201132839; \$15,426.45.

SCHAFFER, LORETTA - Pnc Bank
National Association, et al.; 201226970; \$163,895.88.

SCHAFFER, LORETTA - Pnc Bank
National Association, et al.; 201226970; \$163,895.88.

SERRATORE, CYNTHIA: PENN LIBERTY BANK, GRNSH. - Discover Bank, et al.; 201229236; \$9,207.38.
 SILVERWOOD, KENNETH: ILVERWOOD, CECILIA S. - Wells Fargo Bank Na, et al.; 201208870; \$79,362.59.
 SKROLLING STONE INVESTMENTS LSR, LLC: WELLS FARGO BANK, GRNSH. - Montgomery Township Municipal Sewer Authority; 201337099; WRIT/EXEC.
 SMITH, BETHANNE: STEVEN - Hsbc Bank Usa Na As Indenture Trustee For The Registered No; 201134367; \$174,859.04.
 STRICKER, EDWARD - Wells Fargo Bank Na; 201220367; ORDER/AMEND IN JDMT 193,698.50.
 SULOFF, MICHAEL: PNC BANK, GRNSH. - Asset Acceptance, LLC; 201404601; WRIT/EXEC.
 WILLIAMS, BERNICE - Us Bank National Association, et al.; 201332990.
 WRIGHT, FRANK: PNC BANK, GRNSH. - Lvnv Funding, LLC; 200936741; \$1,671.29.

JUDGMENTS AND LIENS ENTERED

Week Ending April 1, 2014

**The Defendant's Name Appears
First in Capital Letters**

ADAMS, HAROLD - Eagle One Federal Credit Union; 201405634; Certification of Judgment; \$16,382.74.
 AHN, YISUCK - Cach Llc; 201405907; Certification of Judgment; \$2501.00.
 ANDERSON, DEBBIE: CARTER, CERISSA: WILLIAM - Seligson, Paul; 201406192; Judgment fr. District Justice; \$2966.60.
 ANDERSON, RYAN - Cavalry Spv I Llc; 201405863; Judgment fr. District Justice; \$2413.54.
 ANDYS DINER - Triple A Paper Co; 201405636; Certification of Judgment; \$1,812.15.
 BARBEE, MICHAEL: MICHAEL: WANDA - Hummel Rentals; 201406375; Judgment fr. District Justice; \$5146.50.
 BEIDEMAN, JEFFREY - Lvnv Funding Llc; 201405893; Judgment fr. District Justice; \$5179.38.
 BERMAN, PHILLIP - Pheasant Run Homeowners Association; 201406135; Judgment fr. District Justice; \$12146.50.
 BERNSTEIN, JEROME - Bassin, William; 201406342; Judgment fr. District Justice; \$3596.75.
 BIBBS, MILDRED - Jmmmpc Company; 201406311; Judgment fr. District Justice; \$1,597.48.
 BURCHETTE, KEISHA - Cavalry Spv I Llc; 201405925; Judgment fr. District Justice; \$1489.47.
 C&E FABRICATION SPECIALIST INC - Industrial Real Estate Management Inc; 201405751; Complaint In Confession of Judgment; POSSESSION.
 CALEB, DEBORAH - Drexel University; 201405681; Judgment fr. District Justice; \$847.83.
 CHAPMAN, MARGARET - Newbury Homeowners Association; 201406483; Lien; \$1120.00.
 COHICK, ANNE - Hanna, Richard; 201406217; Certification of Judgment; \$456.98.
 CROFT, RITA: MATTHEW - Cavalry Spv I Llc; 201405950; Judgment fr. District Justice; \$2880.21.
 ESHENBAUGH, LORI - Capital One Bank Usa Na; 201406136; Certification of Judgment; \$4538.57.
 FILIMON, LINDA - Cavalry Spv I Llc; 201405951; Judgment fr. District Justice; \$2009.14.
 FRASCHETTA, MABEL - Four Seasons Investments Llc; 201405874; Judgment fr. District Justice; \$2,374.66.
 GLENN, NORMA - Cavalry Spv I Llc; 201405946; Judgment fr. District Justice; \$1881.34.
 HANDYMAN OF YOUR DREAMS: KATUBI, BRIAN: MCGOWAN, TAI - Thomas, Andrea; 201406207; Judgment fr. District Justice; \$12201.00.
 HILTON, ANITA: JONES, LEGRANT - Patel, Vishruta; 201406197; Judgment fr. District Justice; \$4895.65.
 JD MATTHEWS ASSOCIATES LLC - Miller Boys Properties Llc; 201405971; Judgment fr. District Justice; \$8171.30.
 JONES, LATRICIA - Cavalry Spv I Llc; 201405919; Judgment fr. District Justice; \$1568.24.
 KIM, KOEUN - Temple University; 201405659; Judgment fr. District Justice; \$6,865.65.
 KING, MONICA - Lvnv Funding Llc; 201405887; Judgment fr. District Justice; \$1,117.84.
 KLEIN, ERIC - Capital One Bank Usa Na; 201406144; Certification of Judgment; \$4180.00.
 MAINES, LISA - Capital One Bank Usa; 201406126; Certification of Judgment; \$5148.03.
 MANNY FOOD STORE INC: ASSEMBLY TECHNOLOGY INC - Wells Fargo Bank Na; 201406127; Complaint In Confession of Judgment; \$60873.38.
 MAY, CALVIN - Lvnv Funding Llc; 201406319; Judgment fr. District Justice; \$1,411.33.
 MCDERMOTT, CHRISTOPHER - Trent Manor Condominium Association; 201406100; Judgment fr. District Justice; \$7,271.03.
 MENGEL, DARYL - Erie Insurance; 201406179; Judgment fr. District Justice; \$3533.56.
 MERLO, DAVID - Lighthizer, Rebecca; 201405935; Judgment fr. District Justice; \$3,131.65.
 MIDA HOLDINGS INC: PARMIDA HOME CONCEPTS - Providence Town Center Limited Partnership; 201406400; Complaint In Confession of Judgment Mone; \$15,649.58/ POSSESSION.
 MINGES, RONALD - National Penn Bank; 201406006; Complaint In Confession of Judgment; \$412,892.31.
 MINGES, RONALD - National Penn Bank; 201406030; Complaint In Confession of Judgment; \$361,821.84.
 NEMCICK, MICHAEL - Lvnv Funding Llc; 201405865; Judgment fr. District Justice; \$1285.91.
 OSWALD, DONALD: DETWEILER, ROBERTA - Gross, Ronald; 201406191; Judgment fr. District Justice; \$3741.05.
 PARKER, KELLY - Northridge Estates Condominium Association; 201406205; Judgment fr. District Justice; \$7003.50.
 PENNSYL, JOHN - Capital One Bank Usa Na; 201405559; Judgment fr. District Justice; \$3389.41.
 PRO TOOL INDUSTRIES INC - Ar Harding Publishing Co; 201406110; Complaint In Confession of Judgment; \$7283.54.
 RAHMAN, GHAZALA - University Of Pennsylvania; 201405722; Judgment fr. District Justice; \$12,148.66.
 REDDING, EDWARD - Lupo, Betty; 201405068; Judgment fr. District Justice; \$1663.00.
 RENAUD, DANIEL - Cavalry Spv I; 201405943; Judgment fr. District Justice; \$2,972.17.

RHUBRIGHT, WESLEY - Capital One Bank Usa Na; 201406151; Certification of Judgment; \$11113.43.
 RODGERS, JEFFREY: DAVID - Precision Builders Inc; 201405895; Judgment fr. District Justice; \$2,113.12.
 ROMANO, JOSEPH - Susquehanna Bank; 201406000; Complaint In Confession of Judgment; \$104,534.83.
 ROMEG LLC - National Penn Bank; 201405994; Complaint In Confession of Judgment; \$361,821.84.
 ROMEQ LLC - National Penn Bank; 201406117; Complaint In Confession of Judgment; \$412892.31.
 SAVINO, DEANNA - Commonwealth Financial Systems Inc; 201406120; Certification of Judgment; \$23,296.98.
 SHOFFNER, KERI - Lvnv Funding Llc; 201406343; Judgment fr. District Justice; \$3,391.17.
 SPECHT, ERIC - Capital One Bank; 201406109; Certification of Judgment; \$1687.31.
 SPECIALIZED CONSTRUCTION SERVICES:
 MALIK, PETER - Manufactureres And Traders Trust Co; 201405993; Complaint In Confession of Judgment; \$35,945.96.
 SULLIVAN, CORY - Peco Energy Company; 201405989; Complaint In Confession of Judgment; \$10,601.02.
 TOLLEFSON, DON: DONALD - Lifeline Funding Llc; 201406129; Certification of Judgment; \$84,262.50.
 UPPER PROVIDENCE REALTY SERVICES LLC: BRITTINGHAM, ROBERT: TERESE, ET.AL. - Td Bank Na; 201406189; Complaint In Confession of Judgment; \$92,247.08.
 WEBSTER, MARGARET - Capital One Bank Usa Na; 201406104; Certification of Judgment; \$3401.31.
 WEILER, CYNTHIA - Pine Knoll At Regents Park Homeowners Association; 201406206; Judgment fr. District Justice; \$4173.00.
 WEISTEIN, BETHANN - Abramson, Madlyn; 201406364; Judgment fr. District Justice; \$2,520.13.
 WISTER, MICHAEL - Paragon Way Inc; 201405924; Judgment fr. District Justice; \$3352.88.
 WOOD, JAMES - Capital One Bank Usa Na; 201406140; Certification of Judgment; \$1907.51.
 WRIGHT, DAWN - Erie Insurance Exchange; 201405723; Judgment fr. District Justice; \$1,279.73.
 YOUNGBLOOD, JOE: DEBORAH - Queenan, Doreen; 201406202; Judgment fr. District Justice; \$1953.98.

**ABINGTON TWP. -
entered municipal claims against:**

Cosmatos, Dennis: Irene; 201406156; \$3020.26.
 Gibson, Sandra; 201406320; \$433.63.
 Gibson, Sandra: Holmes, Victor; 201406347; \$398.63.
 Odums, Patricia; 201406254; \$4566.30.
 Odums, Patricia; 201406313; \$666.63.
 Odums, Patricia; 201406348; \$617.91.
 Otey, William; 201405927; \$336.63.
 Schlarb, Lawrence: Kathleen; 201406157; \$7801.35.
 Turner, Kelly; 201405938; \$306.63.
 Turner, Kelly; 201405941; \$306.63.
 Williams, Denise; 201405997; \$477.37.

**CHELTENHAM TWP. -
entered municipal claims against:**

Barksdale, Jerome: Anna; 201406325; \$965.00.
 Barksdale, Jerome: Anna; 201406326; \$314.00.
 Batchelor, Doris; 201406279; \$598.00.

Batchelor, Doris; 201406280; \$314.00.
 Biddle, Ralph: Kathryn; 201406332; \$586.00.
 Biddle, Ralph: Kathryn; 201406333; \$314.00.
 Boyd, Sandra: Bernard; 201406282; \$314.00.
 Boyd, Sandra: Bernard; 201406281; \$416.00.
 Brown, Richard: Joanne; 201406329; \$211.00.
 Burke, Gm; 201406266; \$622.00.
 Darryl Overton Llc; 201406322; \$314.00.
 Darryl Overton Llc; 201406321; \$504.00.
 Devine, Julia: Randall; 201406338; \$434.00.
 Devine, Julia: Randall; 201406339; \$314.00.
 Govan, Seth; 201406257; \$314.00.
 Grazanio, Frank: Angelina; 201406262; \$553.00.
 Grazanio, Frank: Angelina; 201406263; \$314.00.
 Grier, Sylvester; 201406271; \$277.00.
 Grier, Sylvester; 201406272; \$314.00.
 Hartman, Barbara; 201406328; \$314.00.
 Hartman, Barbara; 201406327; \$810.00.
 Home Sweet Home Prop; 201406277; \$410.00.
 Home Sweet Home Prop; 201406278; \$314.00.
 Horn, Thomas: Edith; 201406330; \$298.00.
 Horn, Thomas: Edith; 201406331; \$314.00.
 Mills, Elaine: Odza, Frances; 201406334; \$324.00.
 Mills, Elaine: Odza, Frances; 201406335; \$314.00.
 Nichols, Frederick: Barbara; 201406324; \$314.00.
 Nichols, Frederick: Barbara; 201406323; \$487.00.
 Nixon, Jacob: Eunice; 201406273; \$228.00.
 Nixon, Jacob: Eunice; 201406274; \$314.00.
 Preston, John; 201406264; \$504.00.
 Preston, John; 201406265; \$314.00.
 Ryan, Bruce: Ellen; 201406284; \$314.00.
 Ryan, Bruce: Ellen; 201406283; \$463.00.
 Shapiro, Donald: Adele; 201406267; \$416.00.
 Shapiro, Donald: Adele; 201406268; \$314.00.
 Sherin, Walter: Linda; 201406269; \$341.00.
 Sherin, Walter: Linda; 201406270; \$314.00.
 Sims, Samuel: Armita; 201406259; \$314.00.
 Sims, Samuel: Armita; 201406258; \$563.00.
 Tener, Morton: Ronne; 201406260; \$691.00.
 Tener, Morton: Ronne; 201406261; \$314.00.
 Turner, Robert: Tose; 201406340; \$431.00.
 Turner, Robert: Tose; 201406341; \$314.00.
 Williams, Clayton: Elizabeth; 201406336; \$514.00.
 Williams, Clayton: Elizabeth; 201406337; \$314.00.
 Woodley, Herman: Hazel; 201406275; \$669.00.
 Woodley, Herman: Hazel; 201406276; \$314.00.

**CHELTENHAM TWP. SCHOOL DIST. -
entered municipal claims against:**

Frazier, John: Marionette; 201406023; \$9934.63.

**LANSDALE BORO. -
entered municipal claims against:**

Beck, Michael: Mary; 201404654; \$442.97.

**LOWER FREDERICK TWP. -
entered municipal claims against:**

Withers, Carol; 201405425; \$154.55.

**LOWER MORELAND TWP. -
entered municipal claims against:**

Buffy, Paul: Mindy; 201405758; \$1,356.99.

**LOWER POTTS GROVE TWP. -
entered municipal claims against:**

Lutton, Kristine; 201405904; \$514.63.
 Wiedman, Richard; 201406112; \$634.20.

**LOWER POTTS GROVE TWP. AUTH. -
entered municipal claims against:**

Anderson, Scot; 201406022; \$1273.57.
Bell, Joseph; Tecora; 201406014; \$1091.88.
Capps, Mark; 201406011; \$2060.68.
Carlberg, Joseph; Lorie; 201406008; \$1091.88.
Lattanzio, James; Lillie; 201405999; \$805.07.
Miller, Heather; 201405996; \$1248.52.
Quigley, Renee; 201406031; \$1091.88.
Travaline, Steven; Donna; 201406033; \$1114.92.

**PENNSYLVANIA DEPT. OF REV. -
entered municipal claims against:**

Banks, Joseph; 201460845; \$5005.84.
Dow, Lawrence; Michelle; 201460850; \$1146.29.
Lopez, Alejandro; 201460849; \$2757.13.
Merenda, Dominic; 201460820; \$827.01.
Morrison, John; Jean; 201460846; \$939.51.
Owen, Robert; Patricia; 201460859; \$1781.21.
Us Bank National Assoc Tr; Gsaa Hom; 201460829;
\$3636.70.
Vizzarri, Richard; Diane; 201460851; \$3293.41.

**PENNA. UNEMPL. COMP. FUND - -
entered municipal claims against:**

Anu Technologies; Becnet; 201460639; \$4,149.78.
Bif Inc; 201460862; \$1473.09.
Canary Promotional And Design L; 201460865; \$2686.43.
Cervantes, Lenyn; Los Compadres Deli; 201460869;
\$580.71.
Digital Grapes Llc; 201460870; \$45814.52.
Flower Station Inc; 201460868; \$683.27.
Ha Long Bay Inc; 201460864; \$1413.73.
Patriot National Insurance Group Inc; 201460867; \$889.53.
Rj Ventures Inc; 201460866; \$7096.90.
Success Kidz Inc; Success Kidz; 201460863; \$1073.09.
Swartz, Craig; Swartz Craig Adam; 201460871; \$561.44.
Total Access Medical Consultants Llc; Privitera,
Richard; 201460636; \$2,248.43.

**PERKIOMEN VALLEY SCHOOL DIST. - -
entered municipal claims against:**

Rowden, Wyette; Doran, Effa; Rowden, Betty;
201406465; \$6132.94.

**POTTSTOWN BORO. - -
entered municipal claims against:**

Horchack, Sherrie; 201405884; \$275.11.
Lallan, Samuel; Mary; 201405840; \$274.79.

**POTTSTOWN BORO. AUTH. - -
entered municipal claims against:**

Bankers Trust Of Ca; 201405910; \$659.79.
Barthel, George; Ragalyi, Bethany; 201406401; \$506.04.
Brown, Joseph; Eileen; 201406397; \$402.38.
First Horizon Home Loans; 201405915; \$659.79.
Lattanze, David; Jennifer; 201405926; \$591.56.
Mansmann, Ronald; Julia; 201406121; \$212.93.
Oboyle, Michael; Estate Of Beth Ann Miozzi; 201406404;
\$499.79.
Petersen, Christopher; 201406406; \$892.52.
Stellabott, Angela; 201406037; \$499.79.
Stellabott, Angela; 201406050; \$499.79.
Sugalski, Christopher; 201406015; \$325.11.
Sugalski, Christopher; 201406028; \$324.79.
Us Bank Na; 201405920; \$609.79.
Via, Michael; 201406115; \$212.93.

**POTTSTOWN SCHOOL DIST. - -
entered municipal claims against:**

Fichthorn, Kenneth; Jennifer; 201406020; \$3405.97.
Foundation For Eldercare; 201406034; \$346.14.
Graham, Kenneth; Jeanne; 201406285; \$3105.53.
Hain, Ned; 201406256; \$2443.30.
Jar Investments Inc; 201406461; \$345.30.
Maginnis, Beverly; 201405906; \$4235.89.
Manatawny Association; 201406312; \$16721.66.
Wentzel, Cornelius; Georgie; 201406255; \$2580.61.

**SOUDERTON AREA SCHOOL DIST. - -
entered municipal claims against:**

Abram W Bergey And Sons Realty Inc; 201405905;
\$26860.15.

**UNITED STATES INTERNAL REV. -
entered municipal claims against:**

Hope Contracting Llc; Quantum Landscaping;
201470220; \$30,192.81.
J M G Excavating Co Inc; 201470221; \$62,310.14.
Muhammad, Jill; Eddie; 201470222; \$11,759.61.
Progressive Business Group Llc; 201470223;
\$31,418.62.

**UPPER DUBLIN SCHOOL DIST. - -
entered municipal claims against:**

Scott, Joseph; Pauline; 201406018; \$3144.80.

**UPPER MORELAND TWP. / HATBORO BORO.
JT. SEWER AUTH. - -
entered municipal claims against:**

Bell, Bryan; Angela; 201406460; \$275.85.
Cjs Enterprises Llc; 201406405; \$1699.49.
Cjs Enterprises Llc; 201406408; \$234.29.
Cjs Enterprises Llc; 201406410; \$1648.00.
Cjs Enterprises Llc; 201406413; \$961.21.

**UPPER PROVIDENCE TWP. -
entered municipal claims against:**

Bakay, Ferenc; Susan; 201406449; \$563.20.
Calafati, Gaetano; Dana; 201406444; \$361.90.
Clemmer, Jennifer; 201406451; \$513.70.
Cordova, Jimmy; Janina; 201406450; \$366.70.
Demaio, Nancy; Kravitz, Diane; 201406443; \$460.90.
Farrell, Frank; 201406446; \$536.20.
Henry, Stephen; Kathleen; 201406447; \$361.90.
Kuerschner, Stephen; Julie; 201406441; \$206.90.
Lashley, Kelvin; Alice; 201406440; \$414.70.
Mehmood, Fazal; Sana; 201406442; \$460.40.
Shuttleworth, David; Sharon; 201406452; \$260.35.
Sipp, Robert; 201406445; \$460.90.
Zielinski, Randy; 201406448; \$563.20.

**WEST NORRITON TWP. - -
entered municipal claims against:**

Chatman, Hope; 201406411; \$1344.25.
Meacham, Michele; 201406017; \$785.01.

LETTERS OF ADMINISTRATION**Granted Week Ending April 1, 2014****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BACH, JOHN F. - Lower Salford Township;
Tierney, Linda M., 110 Markley Road
Schwenksville, PA 19473.

DEVER, KATHLEEN M. - Horsham Township;
Dever, Robert M., 130 Spruce St
Philadelphia, PA 19106.

DOSZPOLY, ANDREA S. - Lower Merion Township;
Doszpoly, Andre S., 306 Kent Road
Wynnewood, PA 19096.

FALCO, VINCENT - East Norriton Township;
Falco, Vincenzo, 2605 Hillcrest Avenue
East Norriton, PA 19401.

FORD, FRANK A. - Douglass Township;
Leyfert, Janet, 181 Specht Road
Pottstown, PA 19464.

HARPER, RUTH B. - Abington Township;
Hudson, Clifton I., 1428 Doris Road
Roslyn, PA 19001.

LANE, PHILIP - Whitpain Township;
Cesarini, Elizabeth L., 730 Meadow Creek Cir
Lower Gwynedd, PA 19002.

MACKIN, PATRICK J. - West Norriton Township;
Browning, Rachele, 717 Matsonford Road
Villanova, PA 19085.

MASON, HERBERT E. - New Hanover Township;
Karver, Jeffrey C., 7 East Philadelphia Avenue
Boyertown, PA 19512.

MATHES, HELEN M. - Upper Moreland Township;
Schireson, Henry J., 333 E. Lancaster Avenue
Wynnewood, PA 19096.

MEST, GLORIA J. - Limerick Township;
Haraczka, Mary E., 38 Smith Road
Pottstown, PA 19464.

PANFILE, MARY GRACE - Upper Pottsgrove Township;
Varady, Kathleen C., 35 Knoll Circle
Boyertown, PA 19512.

PERGINE, JOHN J., JR. - Norristown Borough;
Direnzo, Robert, 1144 Cressman Road
Creamery, PA 19430; Venezia, Andrew J.,
1045 Hildebidle Drive Collegeville, PA 19426.

RHEE, HI C. - Abington Township; Rhee, Myung H.,
8 Stallion Cir Horsham, PA 19044.

SANKEY, ELMEN - Horsham Township;
Sankey, Irvin D., 811 Scott Way
Lansdale, PA 19446.

SASSMAN, MARYBETH - Douglass Township;
Geise, Megan R., 604 Village Green Drive
Gilbertsville, PA 19525.

SHANER, DAVID J. - Souderton Borough;
Kostrubiak, Charlotte, 2391 Hedrick Road
Harleysville, PA 19438.

SHUPE, JOHN III - Upper Hanover Township;
Shupe, John Iv, 22842 Pine Road
Lewes, DE 19958; Trumbauer, Christian A.,
113 Stone Road Barto, PA 19504.

WARK, JOHN H., JR. - Upper Moreland Township;
Wark, Joshua P., 2265 Kimberton Road
Phoenixville, PA 19460-4747.

WASHINGTON, ROBERT T. - Abington Township;
Richardson, Michelle, 32 E. Ashmead Street
Philadelphia, PA 19144.

SUITS BROUGHT**Week Ending April 1, 2014****The Defendant's Name Appears
First in Capital Letters**

ADAMSKI, CHRISTOPHER - Copelin, Melanie;
201405531; Complaint for Custody/Visitation.

ALBERT, CHRISTOPHER - Albert, Stephanie;
201406111; Complaint Divorce; Miller, Jessica A.

ARLINE, AARON - Glover, Kathlene; 201405992;
Complaint for Custody/Visitation;
Kellerman, Craig M.

BELLAMICI LLC: DANGELO, CIRO:
RAPID CASH FOR GOLD - 21St Century
Media Newspaper Llc; 201406390; Civil Action;
Dessen, David S.

BONMER, GERALD - Remit Corpoiration;
201406095; Civil Action; Kessler, Raymond.

BRENNEMAN, HOLLY - Smith, Erik; 201405803;
Complaint for Custody/Visitation; Dolan, Peter J.

BROOKS, ARTHUR: MARCUS - Santangelo, Tiffany;
201404952; Complaint for Custody/Visitation.

BROWN, THEODORE: LISA - Springleaf
Financial Services Of Pennsylvania Inc;
201405696; Complaint In Mortgage Foreclosure;
Witmer, Benjamin E.

BYCHYK, MARIA - American Express
Centurion Bank; 201405913; Civil Action;
Cawley, Jonathan Paul.

CAMPBELL, DOUGLAS - Street, Dora; 201405595;
Complaint for Custody/Visitation.

CAMPBELL, MAURICE: VINOLA - Capital One Bank
Usa Na; 201405903; Plaintiffs Appeal from
District Justice.

CAMPION, LYDIA - Citibank Na; 201406357;
Civil Action; Weinstein, Yale D.

CANADA, ALICIA - Wyche-Jackson, Malachi;
201405760; Complaint for Custody/Visitation.

CANTWELL, LEA - Cantwell, Gerard; 201406389;
Complaint Divorce; Casale, Helen E.

CASALE, JERMIAH - Cuthbert, Jenny; 201406085;
Complaint for Custody/Visitation.

CAVINESS, WANDA - Remit Corporation;
201406298; Civil Action; Kessler, Raymond.

COSTELLO, JANET - Costello, James; 201406088;
Complaint Divorce; Fabick, Edward J.

CROSLEY, DEBORAH: DEBORAH: JOHN, ET.AL. -
Wells Fargo Bank Na; 201406169; Complaint In
Mortgage Foreclosure; Lobb, Jonathan.

DABADY, GERALDA: FRANTZ - Autovest Llc;
201406165; Civil Action; Volk, Michael B.

DELGADO, HECTOR - Delgado, Lorraine;
201405899; Complaint Divorce.

DERKOTCH, SUZANNE: ANTHONY: ANTHONY,
ET.AL. - Wells Fargo Bank Na; 201406415;
Complaint In Mortgage Foreclosure.

DERSTINE, STEPHANIE: LAMBERT, JOHN -
Derstine, Robbie; 201406344; Complaint for
Custody/Visitation.

DITANNA, JAMES - Ditanna, Kathleen; 201406162;
Complaint Divorce; Zurzola, John A.

DOLI CONSTRUCTION COMPANY -
Peco Energy Company; 201405990;
Defendants Appeal from District Justice.

- DRZEWICKI, RACHEL - Posser, Joseph; 201405896; Civil Action; Kafrissen, Samuel F.
- ELLISON, DANIEL - Greenidge, Jasmin; 201405524; Complaint for Custody/Visitation; Tuttle, Alexander G.
- ENGLE, DONNA - Portfolio Recovery Associates Llc; 201406158; Civil Action; Brown, Carrie A.
- EQUIFAX INFORMATION SERVICES LLC - Hedrick, John; 201405908; Civil Action; Piontek, Vicki.
- EQUIFAX INFORMATION SERVICES LLC - Hedrick, Justine; 201405964; Civil Action; Piontek, Vicki.
- EXPERIAN INFORMATION SOLUTIONS INC: EXPERIAN INFORMATION SOLUTIONS INC - Koenig, Zachary; 201405909; Civil Action; Piontek, Vicki.
- EXPERIAN INFORMATION SOLUTIONS INC: EXPERIAN INFORMATION SOLUTIONS INC - Koenig, Jennifer; 201405967; Civil Action; Piontek, Vicki.
- FAN, ALAN: GULLICKSON, JESSICA: LAING, CHERYL - Calvecchio, Roseanne; 201405933; Civil Action; Freemas, Ronald E.
- FEDER, FRED - Markowitz Dellheim And Block Dmd Llc; 201406107; Civil Action; Zaid, Marc A.
- FINK, MARK: MARK: OCCUPANTS - Federal Home Loan Mortgage Corporation; 201405756; Complaint in Ejectment; Lobb, Jonathan.
- FLEMING, JOSEPH - Stone Street Capital Llc; 201406118; Petition; Green, Michael A.
- FORLANO, LOUIS: DONNA - Morella, Christine; 201406369; Defendants Appeal from District Justice.
- FOX, COLLEN - Fox, Robert; 201405732; Complaint Divorce; Kelly-Gonzalez, Diane M.
- FREDERICK, WILLIAM: K&S TOWING & RECOVERY INC - Rubillo, Edward; 201405969; Civil Action; Schuster, Kenneth R.
- FREMONG, KWAKU: ESTATE OF KWAME N OHENE FREMONG: ESTATE OF KWAME N OHENEFREMONG, ET.AL. - Wells Fargo Bank Na; 201405985; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- FRIDLEY, DWAYNE: WILLIAMS, KRISTIN - Burbank, Jill; 201406155; Defendants Appeal from District Justice.
- FRISENDA, JOHN: OCCUPANTS - Federal Home Loan Mortgage Corporation; 201406372; Complaint in Ejectment; Kolesnik, John M.
- GARTON, DAVID - Brooks, David; 201405042; Civil Action; Newell, Thomas J.
- GONZALEZ, CHRISTINE: VANHORN, CHRISTINE - Gonzalez, Juan; 201405897; Complaint Divorce.
- GRAFF, COLIN - Mattis, Shannon; 201406026; Complaint for Custody/Visitation.
- GRAHAM, NICOLE: CASSETT - Educap; 201406201; Civil Action; Morris, Gregg L.
- GRIFFITH, JAN - Portfolio Recovery Associates Llc; 201406138; Civil Action; Brown, Carrie A.
- GULICK, BARBARA - Remit Corporation; 201406041; Civil Action; Kessler, Raymond.
- HAAS, CHRISTOPHER: PHYSICIANS INSURANCE CONSULTANTS INC - Gollomp, Stephen; 201406477; Civil Action; Worek, Andrew K.
- HALFPENNY, MELISSA - Hsbc Bank Usa National Association; 201406434; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- HALIDAY, ANGELA: ANGELA - American Express Centurion Bank; 201405623; Civil Action; Cawley, Jonathan Paul.
- HAMILTON, LEE - Us Bank National Association; 201406146; Complaint In Mortgage Foreclosure; Dietterick, Scott A.
- HARBACH, MICHAEL: MICHAEL - Santander Bank Na; 201406070; Complaint In Mortgage Foreclosure; Krohn, John.
- HARTMAN, JAMES: LORI - Bank Of America Na; 201406211; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- HASLETT, ELIZABETH - Portfolio Recovery Associates Llc; 201406152; Civil Action; Brown, Carrie A.
- HIGDON, SONIA - Higdon, Marc; 201405977; Complaint for Custody/Visitation; Vangrossi, Vincent M.
- HILL, BANJANI - Collins, Candida; 201405021; Complaint Divorce.
- HILTON, ALAN - Hilton, Donna; 201406214; Complaint Divorce.
- HUNTER, ROBERT - Portfolio Recovery Associates Llc; 201406150; Civil Action; Brown, Carrie A.
- JOLLY, JAMES - Progressive Specialty Insurance Company; 201406161; Civil Action; Lawrence, Benjamin W.
- JONES, MICHAEL - Jones, Delia; 201406047; Complaint Divorce; Bosniak, Hope Susan.
- JULES, JEAN - Juiles, Marie; 201406168; Complaint Divorce; Rutenberg, Laurence C.
- KARIYM, HAAMAS - State Farm Mutual Automobile Insurance Company; 201406106; Civil Action; D'Emilio, Paul F.
- KELLY, RACHEL - Educap Inc; 201406195; Civil Action; Morris, Gregg L.
- KELLY, RICHARD - Garvey, Joelen; 201405894; Complaint for Custody/Visitation; Miller, Barry M.
- KEYS, ROBERT: CHRISTINE - Jpmorgan Chase Bank Na; 201406428; Complaint In Mortgage Foreclosure; Krohn, John.
- KIDD, JOHN - Burch-Kidd, Ann; 201406380; Complaint Divorce; Fox, Leon H., Jr.
- KOONTZ, JACOB - State Farm Insurance Company; 201406243; Petition; Pancio, Bruce S.
- LEBON, KATHLEEN: RICHARD - Bank Of America Na; 201406137; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- LEHMAN, OLIVIA - Olivieri, Francis; 201406159; Complaint Divorce; Baer, Stephen I.
- LITKA, ARLEEN - Lauro, Scott; 201406314; Defendants Appeal from District Justice.
- LUNG, CARL - Leslie, Michael; 201404282; Civil Action.
- MAGUIRE, MARGUERITE: KENNETH - Eberz, Amber; 201406153; Complaint for Custody/Visitation.
- MANNING, JAKIA - Kellman, Shasean; 201405721; Complaint for Custody/Visitation.
- MASUCCI, MICHAEL - Wells Fargo Bank Na; 201405584; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MATTOX, STEPHEN - Laughlin, Kerry; 201405710; Complaint for Custody/Visitation; Model, Karen E.

- MCHUGH, HEATHER - Td Bank Usa Na; 201406086; Plaintiffs Appeal from District Justice.
- MCKINNEY, WILLIAM - Belger, Samantha; 201405533; Complaint for Custody/Visitation.
- MCMANUS, BRIAN - Mcmanus, Alexandra; 201406317; Complaint Divorce.
- MCNEILL, JOHN - Wells Fargo Bank Na; 201406424; Complaint In Mortgage Foreclosure; Krohn, John.
- MONAHAN, KEVIN; KATIE - State Farm Insurance Company; 201406245; Petition; Pancio, Bruce S.
- NEGRON, ASHLEY - Ramos, Jeremy; 201405568; Complaint for Custody/Visitation.
- NIELSON, ROBERT - State Farm Insurance Company; 201406244; Petition; Pancio, Bruce S.
- OBSTFELD, ELANA - Rotoondo, Alise; 201406204; Civil Action; Berger, Steven B.
- OMNIWIND ENERGY SYSTEMS LLC; DTEC LP; SCHULTZ, LOREN - Johnson, Thomas; 201406376; Civil Action; Morrow, William.
- PALMA, JENNIFER; KUNSCH, JOSHUA - Kunsch, Jeffrey; 201406148; Complaint for Custody/Visitation.
- PELLETIER, BRIAN - Unitek Usa; 201406385; Foreign Subpoena.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - General Hancock Partnership Enterprises Lp; 201405891; Petition; Bass, Herbert.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gregory, Anthony; 201405945; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Oneill, Bonnie; 201405900; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Pittman, Omar; 201405939; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Meoli, Michael; 201406042; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Royal, Nicole; 201406056; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wilkes, Robert; 201406084; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brockington, Julia; 201406089; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Skinner, Susan; 201406241; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Detweiler, Reita; 201406356; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Armour, Barry; 201406462; Appeal from Suspension/Registration/Insp.
- PERYEA, JESSICA: OCCUPANTS - Federal Home Loan Mortgage Corporation; 201406365; Complaint in Ejectment; Lobb, Jonathan.
- PULCINELLA, KAREN - Monaghan, John; 201406464; Civil Action; Adsheed, Robert L.
- RENAISSANCE LAND ASSOCIATES LP - Ragm Holding Company; 201406438; Civil Action; Sheridan, Michael J.
- ROBERTS, COLLETTA - Roberts, John; 201406367; Complaint Divorce; Patterson, Marie A.
- ROBINSON, IKIA - Twyman, Nathan; 201405901; Complaint for Custody/Visitation.
- ROBINSON, MYDERA: ESTATE OF PHYLLIS A COLE: ESTATE OF PHYLLIS COLE - Bank Of America Na; 201405596; Complaint In Mortgage Foreclosure; Krohn, John.
- ROONEY, HOLLY - University Of Pennsylvania; 201406170; Civil Action; Watson, J. Scott.
- ROSATO, AMY - Rosato, William; 201406133; Complaint Divorce.
- RUBIN, TYRA - Rubin, Elliot; 201405882; Complaint for Custody/Visitation; Young, Ilene B.
- SAVIOR, DAMIAN - Willis, Marylatise; 201405931; Complaint Divorce.
- SCHUEURMAN, MIKAELA - Scheuerman, Kurt; 201406210; Complaint Divorce; Shechtman, Michael A.
- SELBY-PERRY, CHARLIEE: ROBINSON, VERNON - Selby, Kim; 201406386; Complaint for Custody/Visitation.
- SILES, REGINA - Slm Private Credit Student Loan Trust VI Funding Llc; 201405922; Civil Action; Scott, Morris A.
- SKABLA, VERONICA - Wells Fargo Bank Na; 201404982; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- SMITH, KATRINA - Fordham, Sean; 201405762; Complaint for Custody/Visitation; Graff, Caron P.
- SMITH, ROBERT - Smith, Stephanie; 201405962; Complaint Divorce.
- STEINMETZ-NELSON, REBEKAH - Hails, Shawn; 201405862; Complaint for Custody/Visitation.
- STOUVENOT, SANDRA - American Express Centurion Bank; 201406182; Civil Action; Cawley, Jonathan Paul.
- TANNENBAUM, DAVID - Haubenstein, Anne; 201406154; Support/Exceptions.
- TARABA, ANTHONY - Four Seasons Investments Llc; 201406139; Plaintiffs Appeal from District Justice; Shapiro, Kenneth S.
- THOMPSON, CHRISTINE - Progressive Advanced Insurance Company; 201406163; Civil Action; Lawrence, Benjamin W.
- TORBAN, CLIFFORD: CHRISTINE - Rbs Citizens Na; 201406316; Civil Action; Sandoval, Alicia.
- TOWING SERVICES: ADAMS, DONELLA: AMBROSE, BRYONNAH, ET.AL. - Copart Of Connecticut Inc; 201405549; Action for Declaratory Judgment; Howard, Stephen M.
- UNION COUNTY PROSECUTORS OFFICE - Venezia, Suzanne; 201406318; Foreign Subpoena.
- VELLNIECE CONSTRUCTION LLC - Cpr Services Inc; 201406180; Civil Action; Allard, Gregory J.
- WAGMAN, DAVID - Schebel, Linda; 201406091; Complaint Divorce; Phiambolis, Margaret S.
- WALKER, JEANNE - Liberty Mutual Insurance Company; 201405079; Petition; Ibrahim, Alphonso H.
- WALTHER, WILLIAM - Walther, Andrea; 201406194; Complaint for Custody/Visitation; Blessing, Maribeth W.
- WAMPLER, ADAM: VACCA, ASHLEY: KB EXPRESS LLC - State Farm Insurance Company; 201406246; Petition; Pancio, Bruce S.
- WEIMER, ROBERT - Rosen, Susan; 201406208; Civil Action; Digenova, Michael H.

WILSON, RICHARD - Wilson, Gloria; 201406212;
Complaint Divorce; McBrien, Frederick W. Iii.
WRAY, BRADY: GIANGIACOMO, MICHELLE:
STEPHEN, ET.AL. - Fannie Mae; 201406296;
Complaint in Ejectment; Anthou, Kristine M.
YANG, JINHYUCK - Am, Soyoung; 201406035;
Complaint Divorce; Shin, Joong S.
YARNALL, BARBARA: BARBARA -
Santander Bank Na; 201405593; Complaint In
Mortgage Foreclosure; Krohn, John.
ZACHARY, KIM: UNITED STATES OF AMERICA -
Phh Mortgage Corporation; 201405583;
Complaint In Mortgage Foreclosure;
Kolesnik, John M.
ZERO, BARBARA - Discover Bank; 201406355;
Civil Action; Cawley, Jonathan Paul.

WILLS PROBATED

Granted Week Ending April 1, 2014

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ADAMS, LOIS M. - Worcester Township;
Stauffer, David G., 533 Whitefield Road
Pittston, ME 04345.
ADAMS, ROBERT E. - Lower Gwynedd Township;
Adams, R. M, 613 Penllyn Pike Ambler, PA 19002.
AMBLER, THOMAS S. - Horsham Township;
Ambler, Patricia, 1111 Grindleton Ln
Ambler, PA 19002.
BARCLAY, WILLIAM R. - ; Barclay, Shirley G.,
2892 Crest Terrace Drive Worcester, PA 19490.
BLOCK, MARY C. - Upper Merion Township;
Block, Andrew J., 140 Saint Paul's Road
Ardmore, PA 19003; Block, Danielle M.,
295 Ballgomingo Road Conshohocken, PA 19428.
BRALL, ANNE M. - Abington Township;
Megoldrick, Christine, 502 Willow Road
Oreland, PA 19075.
BROWN, LAURA J. - Upper Dublin Township;
Palmer, Nan B., 241 Windsor Way
Doylestown, PA 18901.
BUTERA, CECILIA A. - Plymouth Township;
Culbreth, Carole B., 114 Heath Ct
Chalfont, PA 18914; Petrecz, Elaine,
150 W 11Th Ave Conshohocken, PA 19428.
BUTERA, HARRY A. - Plymouth Township;
Culbreth, Carole B., 114 Heath Ct
Chalfont, PA 18914; Petrecz, Elaine,
150 W 11Th Ave Conshohocken, PA 19428.
CHICARELLI, PETER C. - Lower Providence
Township; Bianco, Lisa A., 10 Circle Drive
Eagleville, PA 19403; Chicarelli, Peter L.,
40 W. Fifth Street Pottstown, PA 19464.
COHEN, BEVERLY - Abington Township;
Cohen, Donna, 1610 The Fairway Rydal, PA 19046.
DAMIANI, JOHN M. - Upper Salford Township;
Damiani, Marie, 2361 Perkiomenville Road
Woxall, PA 18979.
DAVIS, ELAINE S. - Turner, Irene M.,
15 Luke Ct Seaville, NJ 08230.
DIEHL, HERBERT V. - Royersford Borough;
Dianna, Joan L., 145 New Street
Spring City, PA 19475.
FALCONE, JOHN M. - Lansdale Borough;
Falcone, Joan M., 102 Cherrywood Court
Collegeville, PA 19426; Malloy, Linda M.,
920 Langdon Avenue Horsham, PA 19044.
FICKES, ERIC W. - Marlborough Township;
Baldwin, Kila B., 804 Plymouth Rd
Lower Gwynedd, PA 19002.
GARNER, ELLA L. - Norristown Borough;
Garner, William E., 276 Anthony Road
King Of Prussia, PA 19406.
GIBSON, DOROTHY - Upper Gwynedd Township;
Miller, Diane G., 81 Derstine Road
Hatfield, PA 19440.
GOGEL, JOHN J. - Lower Moreland Township;
Gogel, Elsie, 3538 Billger Drive
Huntingdon Valley, PA 19006.
GOODMAN, RICHARD A. - Lansdale Borough;
Goodman, Linda L., 82 Grandview Drive
Ivyland, PA 18974.
HALL, ROSE B. - Cheltenham Township;
Hall, Nelson J., 7600 New Second Street
Melrose Park, PA 19027.
HINDSLEY, ANNA I. - Limerick Township;
Hindsley, Patricia J., 229 E Philadelphia Ave
Front Boyertown, PA 19512.
JANICKI, CASIMIR A. - East Norriton Township;
Janicki, Tuyet S., 1117 Doris Lane
East Norriton, PA 19403.
KERLAVAGE, JOAN L. - Worcester Township;
Bilotti, Janice K., 1050 Boxwood Ln
Blue Bell, PA 19422; Siegel, Barbara L.,
218 Avonwood Rd Kennett Square, PA 19348.
LEISTER, KENNETH C. - Upper Hanover Township;
Barton, Wendy D., 213 N. 8Th Street
Barto, PA 19504.
MCGONIGLE, EDWARD J. - Abington Township;
Marinucci, Maureen F., 2031 Tulip Rd
Glenside, PA 19038.
MEDVETZ, JOHN M. - Whitpain Township;
Medvetz, Jane M., 813 Stony Brook Drive
Blue Bell, PA 19422-2037.
MORRIS, SHIRLEY A. - Cheltenham Township;
Morris, Chris B., 529 Elkins Avenue
Elkins Park, PA 19027; Morris, Patrick J.,
3 E Wilmot Avenue Havertown, PA 19083.
OSTERNECK, HERMAN - Springfield Township;
Osterneck, Julian, 1560 Penllyn-Blue Bell
Blue Bell, PA 19422.
PETRELLIS, STEPHANIE - Whitpain Township;
Petrellis, Luann, 1409 Bramble Lane
West Chester, PA 19380.
QUIRK, WILLIAM H., SR. - Hatboro Borough;
Quirk, Sylvia M., 24 Rorer Avenue
Hatboro, PA 19040-3411.
RICE, WINIFRED E. - Lower Merion Township;
Rice, Leslie, 3136 Duke Drive
Gulf Breeze, FL 32563-2783.
RUTH, MARILYN M. - Franconia Township;
Ruth, Sidney J., 53 Pin Oak Drive
Telford, PA 18969.
SCHWARTZ, LOUISE B. - Abington Township;
Crew, Harriet S., 6 Longmeadow Way
Acton, MA 01720; Schwartz, Randy J.,
8229 Westminster Road Elkins Park, PA 19027.
SCOTT, WANDA F. - Lower Pottsgrove Township;
Flores, D. K., 104 Do Jan Drive
Pottstown, PA 19464; Mott, Charles H.,
100 N Park Rd Reading, PA 19610.

SUZANNE, HELEN - Upper Merion Township;
Helenski, Joan, 3930 Ashton Road
Collegeville, PA 19426.

TIERNEY, PHYLLIS B. - Upper Merion Township;
Tierney, Kathleen A., 169 Green Hill Road
King Of Prussia, PA 19406.

VITABILE, FRANK - Whitpain Township;
Vitabile, Anne, Normandy Farms Estates
Blue Bell, PA 19422.

RETURN DAY LIST

April 28, 2014
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - **Discovery Master**. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the **Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable**. Check the MCCCH electronic directory for assigned courtroom.

1. 412 West 10th Avenue, L.P. v. Zweiback - Motion to Compel Answer to Interrogatories (Seq. 7 D) - **L. Wolf**.
2. Allen v. Shin - Petition to Open Order (Reinstate) (Seq. 23) Only Docket #20093608-8 - **N. Kerzner - R. Geller**.
3. Almeida v. Rohr - Amended Petition to Withdraw as Counsel (Seq. 247) - **C. Srogoncik - C. Tretta - A. Lopresti - T. Hartigan**.
4. Arrowhead Homeowners Association v. Harrison - Motion to Reassess Damages (Seq. 23) - **S. Richter**.
5. Austin v. Nelson - Motion to Withdraw as Counsel (Seq. 17) - **G. DeMarco - F. Iacovangelo**.
6. BAC Home Loans Servicing, L.P. v. Lee - Plaintiff's Motion to Reinstate (Seq. 22) - **M. Bradford - H. Baik - M. Cantwell**.
7. Bach v. Pennsylvania Turnpike Commission - Defendant's Motion to Compel Plaintiff Gregory Bach's Discovery Responses (Seq. 78 D) - **B. Hockfield - M. Clement - J. Sweet**.
8. Bancorp Bank v. AMA Financial, LLC - Petition to Withdraw as Counsel (Seq. 24) - **G. Schildhorn - A. Frank**.
9. Bancorp Bank v. Wallace - Petition to Withdraw as Counsel (Seq. 27) - **G. Schildhorn - A. Frank**.
10. Bank of America National Association v. Bebee - Petition to Expunge Assignments of Mortgage (Seq. 17) - **L. Vitti - J. Schuchman**.
11. Bank of New York Mellon Trust v. Jones - Motion to Compel Defendant Citizens Bank's Responses to Request for Documents (Seq. 65 D) - **B. Fleischer - B. Smith**.
12. Battisto v. LVD Holdings IV, LLC - Petition to Withdraw as Counsel (Seq. 42) - **V. Vangrossi - K. McWhirk**.
13. Battles v. Gibbs - Petition for Leave to Amend Complaint (Seq. 2) - **M. Galbraith**.
14. Bayview Loan Servicing, LLC v. Salem - Defendant's Petition to Strike or Open Confessed Judgment (Seq. 19) - **M. Harbert-Bell**.
15. BMO Harris, N.A. v. Quasti - Motion to Correct Name of Party (Seq. 4) - **M. Gairo - A. Quasti**.
16. Brady v. Holmes - Plaintiff's Motion to Compel Punitive Damage Discovery Regarding Financial Worth of Defendant (Seq. 22 D) - **R. Morris - K. Blake**.
17. Briara Trading Company v. Qureshi - Defendants' Motion to Compel the Deposition of Adam Silverstein, Esquire (Seq. 35 D) - **A. Silverstein - P. Perlstein**.
18. Cannella v. Resnick Amsterdam Leshner, P.C. - Motion to Strike Plaintiffs' Objections and Compel Production of Documents (Seq. 5-3 D) - **S. Pachman - J. Resnick - M. Green**.
19. Cheltenham Township School District v. Thach - Motion of Plaintiff School District of Cheltenham Township to Compel Discovery Directed to Defendants (Seq. 28 D) - **G. Weilheimer - J. McGarriety**.
20. CitiMortgage, Inc. v. Fanelli - Motion to Reassess Damages (Seq. 5) - **J. Kolesnik**.
21. Costanzo v. Schneider - Motion to Compel Discovery (Seq. 15 D) - **J. Monaco**.
22. Curtis v. FR Associates, L.P. - Motion to Compel Plaintiff's Answer to Interrogatories and Response to Request for Documents and Plaintiff's Deposition (Seq. 6 D) - **M. Greenfield - J. Devlin**.
23. Cutillo v. Patzuk - Motion to Compel Plaintiff's Discovery Responses (Seq. 9 D) - **D. DeStefano - J. Branca**.
24. Decoster v. Kuchar - Motion to Compel Plaintiff's Interrogatories and Responses to Request for Production of Documents (Seq. 31 D) - **A. Braitman - P. Dorn**.
25. Della Vecchia v. Invacare Corporation - Plaintiff's Motion to Compel Expert Reports (Seq. 13 D) - **B. McVan - D. Altschuler**.
26. Derosato v. Quarry Service, Inc. - Petition to Withdraw as Counsel (Seq. 36) - **A. Braitman - F. Gartner**.
27. Deutsche Bank, National Trust Company v. Chapman - Motion to Withdraw as Counsel (Seq. 27) - **T. Puleo - J. Sommar**.
28. Earp v. Earp - Petition to Withdraw as Counsel for Defendant (Seq. 17) - **H. Bosniak - B. Campbell**.
29. Elmore v. Tobkin - Motion to Compel Plaintiff's Discovery Responses (Seq. 32 D) - **M. Valenza - D. Martz**.
30. Erie Insurance Exchange v. Staub - Motion to Compel Depositions (Seq. 23 D) - **J. Watson - C. Fiore**.
31. Estate of Claire Cofoni Deceas v. Andorra Woods Healthcare Center - Motion for Extension of Time to File Complaint (Seq. 13) - **I. Norris - R. Dillon**.
32. Figueroa v. Jeannoute - Motion to Compel Answers of Defendant, Bartley K. Jeannoute to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 16) - **B. Kent**.
33. Gaynor v. Don Rosen Imports - Plaintiff's Motion for Financial Sanctions Against Robert B. Schatz, His Clients and Law Firm and Conflict of Interest (Seq. 316) - **R. Schatz**.
34. Gibson v. Kerchner - Motion to Preclude (Seq. 48 D) - **S. Gehring**.
35. Gillings v. Gillings - Petition to Withdraw as Counsel (Seq. 13) - **D. Schnarrs**.
36. Goldfield v. Pennsylvania Orthopedic Association - Motion to Compel Defendant Pennsylvania Orthopedic Associates, Inc. to Produce Elizabeth Melendez for Deposition (Seq. 38 D) - **G. Lentz - M. Droogan - J. Shusted**.

37. *Graham v. Wolfington* - Motion to Compel the Deposition of Maxine Goldberg (Seq. 172 D) - **E. Smith - B. Datto - A. Smith.**
38. *Greco v. Erie Insurance* - Motion to Strike Objections (Seq. 36 D) - **M. Hawley - R. Horst.**
39. *Gwynedd Club Condominium Association v. Dahlquist* - Motion to Compel Answer to Interrogatories Set III and Document Products Request Set III from Plaintiff, Gwynedd Club Condominium Association (Seq. 11-1 D) - **M. Droogan - W. Marshall.**
40. *Hamilton v. Uncle Chicks, Inc., d/b/a Fingers* - Motion to Compel Plaintiff, Michelle Hamilton's Deposition (Seq. 13 D) - **K. Gunter - K. Connors.**
41. *Harleysville National Bank & Trust Company v. Hazlett* - Motion to Vacate (Seq. 42) - **J. Trauger.**
42. *Hibu, Inc. v. Appliance Doctor of Delaware, LLC* - Plaintiff's Motion to Amend Complaint (Seq. 4) - **M. Lessa.**
43. *Hill v. Monterosso* - Motion to Compel Answer to Interrogatories and Responses to Request for Production of Documents (Seq. 10) - **R. Goldenziel - R. Jellen.**
44. *Hinds v. Pack* - Motion to Compel Interrogatories, Medical Lien Interrogatories and Request for Production of Documents from Plaintiff (Seq. 4 D) - **B. Chacker - R. Mennies.**
45. *HSBC Bank USA, N.A. v. Banu* - Defendant's Motion to Compel Responses to Request for Production of Documents (Seq. 22 D) - **S. Carollo.**
46. *Imperial towers Lp v. Smith Insurance Associates Inc.-Mot to Compel Discovery Answers Directed to Defendants* (Seq. 17 D) - **K. Lange - J. Connor.**
47. *Ingrassia v. G&R Mechanical, Inc.* - Motion to Strike Objection to Subpoena - **K. Kapner - J. O'Rourke.**
48. *Jackson v. Frebowitz* - Motion to Compel Answer to Discovery (Seq. 7 D) - **K. Cohen - J. Gilman.**
49. *JP Morgan Chase Bank, N.A. v. Granahan* - Motion to Reassess Damages (Seq. 28) - **K. Anthou.**
50. *JP Morgan Chase Bank, National Association v. Simmons* - Motion to Reassess Damages (Seq. 5) - **M. Wooters.**
51. *Klaumenzner v. Sotak* - Motion to Compel (Seq. 7 D) - **M. Strauss - J. Ramaley.**
52. *Kohl v. McLoughlin* - Motion to Compel Deposition of Defendant (Seq. 5 D) - **C. Cooper - R. Vladimer.**
53. *Laabs v. Laabs* - Petition to Withdraw as Counsel in Custody - **J. Segal - D. Ronca.**
54. *Laabs v. Laabs* - Petition to Withdraw as Counsel in Divorce - **J. Segal - D. Ronca.**
55. *Leong v. Leong* - Petition to Withdraw as Counsel (Seq. 29) - **E. Warner - C. Consolo.**
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58. *Mabaso v. Big Mouth Local USA, LLC* - Petition to Strike and/or Quash the January 30, 2014 Notice of Appeal from District Court Judgment (Seq. 2) - **B. Bellingham.**
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61. *McMillan Individually and as Administratrix of the Estate of Craig Price Deceased v. Yuschak* - Motion of Defendants, Jeffrey Kolff, M.D., James Yuschak, M.D. and Surgical Care Specialists to Compel Answer to Interrogatories, et al. (Seq. 66 D) - **J. Messa - M. Reilly.**
62. *McNabb v. Coletta* - Plaintiffs' Motion to Compel Discovery Responses of Defendant, Anthony V. Coletta, M.D. (Seq. 13 D) - **C. Giordano - G. Samms - K. Chandler.**
63. *Mechlin v. Mason* - Motion to Compel Discovery (Seq. 17 D) - **R. Braker - G. Mondjack.**
64. *Melone v. Melone* - Petition to Withdraw as Counsel (Seq. 6) - **M. Fox - D. Johnson.**
65. *Morris and Clemm, P.C. v. DTD Enterprises, Inc.* - Petition to Withdraw as Counsel (Seq. 24) - **M. Clemm - T. Donnelly.**
66. *Murzyn v. Czewonka* - Motion to Compel Plaintiff Joseph G. Murzyn to Make Himself Available for Deposition (Seq. 26 D) - **B. Gross - J. Godin.**
67. *Muse v. Abington Orthopaedic Specialis* - Defendant Megan McGarvey's Motion to Compel Plaintiff's Deposition (Seq. 82 D) - **C. Weiss - J. Kilcoyne.**
68. *O'Grady v. Saltiel* - Petition to Withdraw as Counsel (Seq. 26) - **M. Greenfield - J. Barr.**
69. *Parke Bank v. North Charlotte Road Pottstown, L.P.* - Motion to Compel (Seq. 31 D) - **B. Garber - D. Dugan.**
70. *Patton v. Quality Dining, Inc.* - Defendant's Motion to Compel Plaintiff's IRS and Verizon Wireless Authorization (Seq. 46 D) - **L. Harding - S. Cholden.**
71. *Paul v. Paul* - Petition to Withdraw as Counsel (Seq. 4) - **L. Brown - K. Fogle.**
72. *Peng v. Izes* - Motion to Compel Plaintiff to Sign Authorization to Release Medical Records (Seq. 26 D) - **J. Killino.**
73. *Powderbourne Sportsman Club, Inc. v. Andreoli* - Petition to Reinstate (Seq. 47) - **G. Nester.**
74. *Priorities, Inc. v. Mirarchi* - Plaintiff's Motion to Compel Defendant, Ralph F. Mirarchi, Jr. to Submit to an Oral Deposition (Seq. 21 D) - **C. Coval - D. Makara.**
75. *Pumilia v. Grater* - Defendant Earl T. Grater's Motion to Extend Time (Seq. 43) - **R. Keifer - R. Curley.**
76. *Raynes v. Holy Redeemer Hospital and Medical Center* - Motion to Compel Defendant's Discovery Responses (Seq. 26 D) - **A. Romanowicz.**
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78. *Sacco v. Ryer* - Petition to Withdraw as Counsel (Seq. 92) - **C. Consolo.**
79. *Salerno v. Panaccio* - Motion to Compel Plaintiff, Michael Salerno's Signed Authorization for Release of Medical Records (Seq. 21 D) - **H. Spirt - J. Shaffer.**
80. *Satchell v. Fioravanti* - Motion to Compel Attendance at Oral Deposition Directed to Plaintiffs (Seq. 12 D) - **D. Penna - L. Zikoski.**
81. *Scott v. Reed* - Motion for Protective Order (Seq. 39 D) - **W. Bonner - M. Haltzman - N. Ward.**
82. *Shannon v. Flemming* - Motion to Compel Answer to Interrogatories (Seq. 40 D) - **V. Roggio - D. Gifford.**
83. *Sicher v. Fulmer* - Petition to Withdraw as Counsel (Seq. 41) - **M. Blessing - D. Schnarrs.**
84. *Silversword Capital Investment v. Wilde* - Petition to Strike or Open Confessed Judgment (Seq. 9) - **N. Poduslenko - M. Zaid.**
85. *Smith v. Smith* - Petition to Withdraw as Counsel (Seq. 31) - **C. Mullaney - R. Deangelo.**

86. Snyder v. Snyder - Petition to Withdraw as Counsel (Seq. 12) - **L. Myers - C. Mullaney.**
87. Stahl v. Myers - Motion of Defendant Daniel C. Myers to Enforce the Subpoena to Attend and Testify of the Nonparty Witness Tracy Heebner (Seq. 75 D) - **R. Curley - R. Pugh.**
88. Stubbs v. Taggarts Automotive Service - Motion to Compel Plaintiff's Answer to Defendant's Interrogatories and Request for Production of Documents (Seq. 28 D) - **N. Axe - J. Birmingham.**
89. Szymanik v. Holy Redeemer Hospital and Medical Center - Plaintiffs' Motion to Compel Defendant, Huntingdon Valley Anesthesia to Respond to Plaintiffs' December 27, 2013 Discovery Reqs (Seq. 80) - **J. Beasley - A. Romanowicz.**
90. Talib v. Riley - Petition to Withdraw as Counsel (Seq. 31) - **S. Lipschutz - H. Gosnear.**
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94. Univest National Bank & Trust Company v. Bolis Properties, L.P. - Motion to Compel Deposition (Seq. 8 D) - **W. Hinchman.**
95. Wells Fargo Bank, N.A. v. Connor - Motion to Reassess Damages (Seq. 13) - **M. Wooters.**
96. Wells Fargo Bank, N.A. v. Kozminski - Motion to Reassess Damages (Seq. 18) - **J. Kolesnik.**
97. Wells Fargo Bank, N.A. v. Parker - Motion to Compel Discovery (Seq. 9 D) - **C. Arkema - P. Young.**
98. Wells Fargo Bank, N.A. v. Roberts - Motion to Reassess Damages (Seq. 13) - **J. Kolesnik.**
99. Wells Fargo Bank, N.A. v. White - Motion to Reassess Damages (Seq. 27) - **A. Zuckerman - S. Ross.**
100. Wills v. Municipality of Norristown - Motion to Compel Discovery Responses, et al. (Seq. 9 D) - **M. Strauss - J. Bates.**
101. Yellowbook, Inc. v. Kwiatkowski Plumbing, LLC - Motion for Admission Pro Hac Vice for Attorney Patrick L. Kenny, Esquire (Seq. 15) - **M. Lessa - E. Smith.**
102. Yellowbook, Inc. v. Kwiatkowski Plumbing, LLC - Motion for Admission Pro Hac Vice for Attorney John M. Mattox, II (Seq. 16) - **M. Lessa - E. Smith.**