

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 July 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 August 27, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

07-17198

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Lands of Carl Bincarusky, Jr., made by Warren H. Keator, Registered Surveyor, dated March 22, 1977, said plan recorded in the Office for the Recording of Deeds, etc. for Montgomery County at Norristown, Pennsylvania, in Plan Book B- 32, Page 43, as follows, to wit:

BEGINNING at an iron pin on the Easterly side of Shelmire Street (41.50 feet wide) said point being at the distance of 331.66 feet measured North nine degrees, eleven minutes, thirty seconds West, along the Easterly side of Shelmire Street from the Northerly terminus of a radius round corner connecting the Easterly side of Shelmire Street with the Northwesterly side of Church Road (42.50 feet wide) said point of beginning also being a corner of Parcel No. 2, as shown on the above mentioned plan; thence extending from said point of beginning along the Easterly side of Shelmire Street the two (2) following courses and distances: (1) North nine degrees, eleven minutes, thirty seconds West, 36.97 feet to a monument found; and (2) North six degrees, forty-one minutes, thirty seconds East, 25.51 feet to an iron pin, a corner of lands now or late of Ross; thence extending along the last mentioned lands South eighty-three degrees, eighteen minutes, thirty seconds East, 131.65 feet to an iron pin found, a corner of lands now or late of Montifiore Cemetery Company; thence extending along the last mentioned lands South twenty-two degrees, five minutes East, 26.12 feet to a point, a corner of Parcel No. 2; thence extending along same South eighty degrees, forty-eight minutes, thirty seconds West, 139.43 feet to the first mentioned point and place of beginning.

CONTAINING in area of 5,923 square feet or 0.136 Acres of land, more or less.

Parcel Number: 30-00-62282-00-4.

Location of property: 229 Shelmire Street, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Danielle Pashley** at the suit of Abington School District. Debt: \$3,558.20.

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.

07-25798

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Westerly side of Narberth Avenue (50 feet wide) in **Narberth Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey thereof made by Milton R. Yerkes, Civil Engineer, dated 3/11/1912 and described according to the said plan as follows, to wit:

BEGINNING at a point on the Westerly side of Narberth Avenue, at the distance of 400 feet Northwardly from the North side of Windsor Avenue (50 feet wide); thence on a line at right angles with the said Narberth Avenue, along land now or late of William T. Harris South 77 degrees, 49 minutes West, 125 feet to a point; thence North 12 degrees, 11 minutes West, 59.75 feet to a point in the line of other land now or late of William T. Harris; thence along the same North 70 degrees, 10 minutes, 30 seconds East, 76.17 feet to a point; thence still along the same North 79 degrees, 9 minutes, 30 seconds East, 49.37 feet to a point on the Westerly side of Narberth Avenue; and thence extending along the same South 12 degrees, 11 minutes East, 68.48 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Phung Khac Pham** and **Nhung Thi Pham** from **Charles J. Halpin**, Executor of the Estate of **James J. Halpin**, Deceased and **Charles J. Halpin**, Specific Devisee Under Will of **James J. Halpin**, Deceased, by Deed, dated 08/02/2001 and recorded 08/30/2001 in Book 5373, Page 1797.

Parcel Number: 12-00-02830-00-2.

Location of property: 218 North Narberth Avenue, Narberth, PA 19072-1806.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Phung K. Pham a/k/a Phung Khac Pham and Nhung T. Pham a/k/a Nhung Thi Pham** at the suit of Bank of America, National Association, Successor by Merger to BAC Home Loans Servicing, L.P., f/k/a to Countrywide Home Loans Servicing, L.P. Debt: \$648,744.43.

Adam H. Davis, Attorney. ID #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.

07-30710

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Franconia Township**, Montgomery County, Pennsylvania, and described according to a final plan of subdivision prepared for Manor House Village, Inc., by Urwiler and Walter, Inc., Registered Professional Engineers, dated 12/28/1973 and last revised 1/30/1978, and recorded in the Office for the Recording of Deeds in and for Montgomery County in Plan Book A-31, Page 57, as follows, to wit:

BEGINNING at a point on the Northeastly side of Thomas Drive, said point being the ten following courses and distances from a point of curve on the Easterly side of Cowpath Road (60 feet wide), viz: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 27.62 feet to a point; (2) South 87 degrees, 49 minutes, 32 seconds East, 156.45 feet to a point; (3) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 95.61 feet to a point; (4) North 64 degrees, 47 minutes East, 138.34 feet to a point; (5) on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point; (6) North 25 degrees, 13 minutes West, 50.00 feet to a point; (7) minutes East, 50.00 feet to a point; (8) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point; (9) North 64 degrees, 47 minutes East, 5.00 feet to a point; and (10) South 25 degrees, 13 minutes East, 40 feet to the place of beginning; thence extending from said point of beginning, along Lot No. 14, North 64 degrees, 47 minutes East crossing the Westerly side of a flood plain 160.23 feet to a point; thence extending South 24 degrees, 57 minutes 25 seconds East, 20 feet to a point, a corner of Lot No. 16; thence extending along the same, South 64 degrees, 47 minutes West recrossing said flood plain 160.14 feet to a point on the said Northeastly side of Thomas Drive; thence extending along the same, North 25 degrees, 13 minutes West, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as shown on the original plan.

TOGETHER with the free right, use and privilege of a common parking area in common with other owners of ground as shown on aforesaid recorded plan and reserving unto grantor the right to ingress, regress, and parking. Also under and subject to proportionate share of expense of maintenance and repair in common with others.

TITLE TO SAID PREMISES IS VESTED IN Steven L. Ludwig, a/k/a Steven L. Ludwig, Jr. and Denise A. Ludwig, husband and wife, by Deed from Daniel J. Signore and Michele Signore, husband and wife, dated June 30, 1995 and recorded July 13, 1995 in Deed Book 5118, Page 811.

Parcel Number: 34-00-04916-34-2.

Location of property: 114 Thomas Drive, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven L. Ludwig, a/k/a Steven L. Ludwig, Jr., Denise A. Ludwig, a/k/a Denise A. Koch and United States of America, c/o U.S. Attorney for the Eastern District of PA** at the suit of LaSalle Bank National Association, Trustee for Lehman Brothers Structured Asset Investment Loan Trust SAIL2005-2. Debt: \$158,299.51.

Marc S. Weisberg, Attorney.

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

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

07-31012

ALL THAT PARCEL of land, in **North Wales Borough**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5111, Page 1339, ID #14-00-03312-00-4, being known and designated as all that certain message or tenement and lot or piece of ground, being part of Lot No. 48 and part of Lot No. 49 on the plan of lots of Perry's Addition to North Wales Heights, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ralph Schafenacker, dated March 10, 1919, as follows, to wit:

BEGINNING at an iron pin on the Northeastly side of Sixth Street, at the distance of 38.1 feet Southeastly from an iron pin at the intersection of the said Northeastly side of Sixth Street and the Southeastly side of an alley (20 feet wide); thence extending through the partition wall of this and an adjoining dwelling house North 31 degrees, 26 minutes East, 58.9 feet to a point; thence North 34 degrees, 27 minutes East, 51.54 feet to a point in the rear of Lot No. 34 on said plan; thence along the same and rear of Lot No. 35 South 57 degrees, 12 minutes East, 54.3 feet to an iron pin; thence along Lot No. 47 on said plan South 41 degrees, 12 minutes West, 115.14 feet to an iron pin in the Northeastly side of Sixth Street aforesaid; thence along the same North 58 degrees, 40 minutes West, 36.5 feet to the place of beginning.

CONTAINING 20 perches being the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Cynthia Naratil and Richard Clearfield by Deed from Cynthia Naratil dated 4/25/95, recorded 5/4/95 in Deed Book 5111, Page 1339.

Parcel Number: 14-00-03312-00-4.

Location of property: 221 South 6th Street, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Clearfield and Cynthia Naratil** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP1. Debt: \$98,348.97.

Nicole LaBletta, Attorney. I.D. #202194

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

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

08-09500

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a plan of property made by Over and Tingley, Civil Engineers of Havertown, Pennsylvania, under state of January 15, 1952, as follows, to wit:

BEGINNING at a point a corner formed by the intersection of the Southeast side of Woodbine Avenue (50 feet wide) with the Northeastwardly side of Willow Way (50 feet wide).

CONTAINING in front or breadth measured North 28 degrees, 6 minutes East, along the said side of Woodbine Avenue, 65 feet and extending of that width in length or depth South 61 degrees, 54 minutes East, between parallel lines at right angles to Woodbine Avenue 150 feet, the Southwest line thereof extending along the Northeastwardly side of Willow Way.

BEING the same premises which Gregory W. Hallquist and Mary T. Hallquist, husband and wife by Deed dated June 21, 1995 and recorded August 22, 1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5122, Page 993, granted and conveyed unto Dennis Silver and Edythe Silver, Joint Tenants With Right of Survivorship.

Parcel Number: 40-00-65628-00-5.

Location of property: 717 Willow Way a/k/a 447 Woodbine Avenue, Narberth, PA 19072.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Dennis Silver and Edythe Silver (Edythe Silver departed this life on 11/24/1999)** at the suit of U.S. Bank, National Association, as Trustee. Debt: \$348,237.39.

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.

08-34771

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, known as Lot No. 8, Section of "Plan of Lots of Willow Grove Highlands", which plan is duly recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, at Norristown, in Deed Book No. 977, Page 600, reference thereunto being had, will appear, said lot being located in the **Upper Moreland Township**, Montgomery County, Pennsylvania.

BEGINNING at a point in the Northeasterly side of Krewson Terrace, (40 feet wide) at the distance of 334.62 feet Southeastwardly from the point of intersection, which said side of Krewson Terrace makes with the Southeastly side of Silver Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Krewson Terrace, 50 feet and extending of that width, Northeastwardly between parallel lines at right angles to the aforesaid side of Krewson Terrace, in length or depth, 121.02 feet to the center of a certain 16 feet wide driveway, which extends Southeastly from Southeastly side of said Silver Avenue to the Northwestly side of Frasier Avenue (40 feet wide).

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

TITLE TO SAID PREMISES IS VESTED IN Michael Blumenthal and Kimberly A. Blumenthal, husband and wife, by Deed from Michael Blumenthal, a/k/a Michael Blumenthal and Kimberly A. Blumenthal, a/k/a Kimberly A. Blumenthal dated October 12, 2004 and recorded November 4, 2004 in Deed Book 5531, Page 1600 Instrument 2004215593.

Parcel Number: 59-00-10672-00-6.

Location of property: 415 Krewson Terrace, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Blumenthal and Kimberly A. Blumenthal** at the suit of Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH1. Debt: \$278,384.24.

Marc S. Weisberg, Attorney.

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

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

09-03520

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 Commonwealth of Pennsylvania, bounded and described according to a survey or plan thereof prepared by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania dated March 25, 1939, as follows, to wit:

BEGINNING at a point in the middle line of Black Rock Road, said point is at a distance of 1,259.31 feet measured Northeastwardly from the intersection of the center line of Black Rock Road and the center line of William Road; thence leaving Black Rock Road, the 2 following courses and distances: (1) South 19 degrees, 15 minutes East, 165.72 feet to an iron pin; (2) South 63 degrees, 38 minutes East, 320.6 feet to an iron pin in line of land of Catherine D. Sharpe; thence North 34 degrees, 48 minutes East, 40 feet to an iron pin thence along land other land of Catherine D. Sharpe, of which this was a part, the 2 following courses and distances: (1) North 55 degrees, 38 minutes West, 169.86 feet to an iron pin; and (2) North 22 degrees, 16 minutes West, 239.94 feet to an iron pin in the center line of Black Rock Road; thence along the center line of Black Rock Road, South 68 degrees, 35 minutes West, 143 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John L. McClain and Mitchell J. Prince, by Deed from Tracey Volpe and Joseph Volpe, dated 11/18/2002, recorded 11/26/2002 in Book 5436, Page 270.

Parcel Number: 40-00-05988-00-2.

Location of property: 905 Black Rock Road, Gladwyne, PA 19035-1404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John L. McClain and Mitchell J. Prince** at the suit of Bank of America, National Association. Debt: \$1,215,790.86.

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.

09-30852

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Howard F. Meixner, Registered Surveyor dated April 30, 1953 and revised May 16, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hanover Street (40 feet wide) and the Northeasterly side of a certain 30 feet wide driveway, which said beginning point is at the distance of 290 feet Northeastwardly from the intersection of the said Southeasterly side of Hanover Street and the Northeasterly side of Glendale Avenue (60 feet wide) both produced; thence along the Southeasterly side of Hanover Street North 42 degrees, 19 minutes East, 85 feet to a point; thence North 47 degrees, 41 minutes West, 20 feet to a cedar post; thence North 42 degrees, 19 minutes East, 123.71 feet to a stake; thence South 47 degrees, 41 minutes East, 216.85 feet to a stake; thence South 42 degrees, 19 minutes West, 208.71 feet to a stake; thence North 47 degrees, 41 minutes West, 196.85 feet along said 30 feet wide driveway, to the point and place of beginning.

CONTAINING One acre of ground.

TITLE TO SAID PREMISES IS VESTED IN Russell S. Lingenfelter and Tina M. Lingenfelter by deed from Dennis J. Mostowski and Cathleen J. Mostowski dated September 14, 1998 and recorded May 10, 1999 in Deed Book 5270, Page 0217.

Parcel Number: 60-00-01237-00-8.

Location of property: 1294 North Hanover Street, Pottstown, PA 19464-1907.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Russell S. Lingenfelter and Tina M. Lingenfelter** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A. as Trustee for the MLM1 Trust Series 2006-WMC2. Debt: \$282,549.69.

Marc S. Weisberg, Attorney.

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

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

09-32425

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan thereof known as "Map of Property of Villa Wood, Inc. Section, No. 2" made by Yerkes Engineering Company dated 5/7/56, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of County Line Road (33 feet wide) with the extension of the center line of Clairemont Road (60 feet Wide); thence extending from said point of beginning North 65 degrees, 12 minutes East partly along the extension of the center line of Clairemont Road 175.00 feet to a point; thence extending South 24 degrees, 48 minutes East crossing the Southeasterly side of Clairemont Road 230.81 feet to a point on the center line of a certain 10.00 feet wide utility easement; thence extending South 65 degrees, 12 minutes West partly along the center line of aforesaid utility easement and crossing the Northeasterly side of County Line Road 175.00 feet to a point on the center line of County Line Road aforesaid; thence extending North 24 degrees, 48 minutes West along the center line of County Line Road 230.81 feet to the first mentioned point and place of beginning.

BEING Lot 2 on above mentioned plan.

BEING the same premises which Vincent Craven Jr., by Deed dated 04/03/2007 and recorded 04/04/2007 in Deed Book 5641 at Page 2149 granted and conveyed unto Vincent Craven, Jr. and Aimee Craven, husband and wife.

Parcel Number: 40-00-11332-00-4.

Location of property: 301 Clairemont Road, Villanova, PA 19085.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Aimee Craven and Vincent Craven, Jr.** at the suit of JP Morgan Chase Bank, N.A., as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation Acting as Receiver f/k/a Washington Mutual Bank, F.A. Debt: \$748,491.84.

Jennifer Frechie, Attorney. I.D. #316160

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

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

09-36662

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

BEGINNING at a point on the Northwestern side of Highland Road, said point being 101 feet, 9 1/2 inches, North 47 degrees, 05 minutes East from a point of tangent on said side of Highland Road, which point is measured along the arc of a circle curving to the right having a radius of 5 feet, the arc distance of 7 feet, 9 1/2 inches from a point on the Northeastly side of Beech Street; thence from said point of beginning North 47 degrees, 05 minutes East, 100 feet to a point on said side of Highland Road; thence North 42 degrees, 55 minutes West, 120 feet to a point; thence South 47 degrees, 05 minutes West, 100 feet to a point marking the boundary line of this and other land formerly conveyed to Gerald H. Hoffman and Elizabeth F. Hoffman, his wife; thence South 42 degrees, 55 minutes East, 120 feet to the first mentioned point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leonard J. DiDomencio and Kathleen A. DiDomencio, his wife Deed by Richard L. Gibble and Charlotte Gibble, his wife, deed dated on 8/07/1975, recorded 8/11/1975 in Deed Book 4046, Page 455.

Parcel Number: 16-00-15644-00-9.

Location of property: 317 Highland Road, Pottstown, PA 19464-4407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leonard J. DiDomenico and Kathleen A. DiDomenico** 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., Mortgage Pass-Through Certificates Series 2007-16CB. Debt: \$357,626.38.

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.

09-41364

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, and described according to a certain plan thereof known as Map made for Wesley S. Reed by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated December 10, 1954 and revised January 7, 1955, as follows, to wit:

BEGINNING at a point in the center line of Morris Avenue (forty feet wide), said point being measured the four following courses and distances along the center line of Morris Avenue from a spike formed by the intersection of the center line of Morris Avenue with the extended title line in the bed of Pennstone Road (forty feet wide): (1) leaving Pennstone Road, North thirty-seven degrees, twenty-one minutes, thirty seconds East, one hundred thirty feet to a spike, an angle in same; (2) North twenty degrees, ten minutes East, fifty-seven and fifty-seven one-hundredths feet to a spike; (3) North twenty degrees, sixteen minutes East, four hundred thirty-one and seventeen one-hundredths feet to a point; and (4) North twenty-one degrees, forty-one minutes East, fifty-four and ninety-nine one-hundredths feet to the point of beginning; thence extending from said point of beginning, North sixty-eight degrees, nineteen minutes West, through the bed of Morris Avenue twenty feet to a point on the Northwestern side of Morris Avenue, said last mentioned point being on the Southwesterly side of a certain twenty feet wide driveway; thence extending Northwestwardly and Westwardly partly along the Southwesterly and partly along the Southerly sides of the aforesaid driveway on the arc of a circle curving to the left, having a radius of one hundred eighty-eight feet, the arc distance of one hundred forty-three and thirteen one-hundredths feet to a point; thence extending South twenty-one degrees, forty-one minutes West, crossing a Certain proposed Sewer Easement for Construction and maintenance for Sanitary Sewer, one hundred ninety-nine and seventeen one-hundredths feet to a point; thence extending North sixty-nine degrees, forty-four minutes West, crossing the aforesaid Sewer Easement, one hundred sixty-eight and fifteen one-hundredths feet to a point; thence extending North twenty-one degrees, forty-one minutes East, crossing the Southwesterly side of a future drive extension, two hundred six and one one-hundredths feet to a point in the bed of same, said last mentioned point being also on the Southwesterly side of a certain twenty feet wide driveway; thence extending South sixty-eight degrees, nineteen minutes East, partly through the aforesaid future drive extension and along the Southwesterly side of the aforesaid twenty feet wide driveway, one hundred forty-two and sixteen one-hundredths feet to a point, a line forming the Southerly side of the aforesaid twenty feet wide driveway with the Northerly side of the first above mentioned twenty feet wide driveway; thence extending along the aforesaid line dividing the Northerly side of the first above mentioned twenty feet wide driveway and the Southerly side of the second above mentioned twenty feet wide driveway, the two following courses and distances: (1) North sixty-eight degrees, three minutes, forty-two seconds East, sixteen and seventy-seven one-hundredths feet to a point; and (2) Eastwardly and Southeastwardly on the arc of a circle curving to the right, having a radius of two hundred eight feet, recrossing the aforesaid sewer easement, the arc distance of one hundred fifty-eight and thirty-six one-hundredths feet to a point on the Northwestern side of Morris Avenue; thence extending South sixty-eight degrees, nineteen minutes East, through the bed of Morris Avenue twenty feet to a point in the center line of same; thence extending South twenty-one degrees, forty one minutes West, along the center line of Morris Avenue twenty feet to the first mentioned point and place of beginning.

Being Lot No. 4 as shown on the above mentioned plan.

TOGETHER WITH the free, common and uninterrupted use of the existing driveway shown on the aforementioned plan and located on Lots Numbered 3 and 4 in common with the owners and occupiers of Lots Numbered 3, 5 and 6, but said use shall be restricted to a means of ingress, egress and regress to Lot No. 4.

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

TITLE TO SAID PREMISES IS VESTED IN Michelle A. Alford and Neil J. Hamburg, by Deed from Ray B. Mundt and Ruth C. Mundt, dated 10/19/2007, recorded 10/26/2007 in Book 5670, Page 105.

Parcel Number: 40-00-61528-00-1.

Location of property: 300 Thornbrook Avenue, Bryn Mawr, PA 19010-1637.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Neil J. Hamburg and Michelle A. Alford** at the suit of Bank of America, N.A. Debt: \$1,480,748.61.

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.

10-00077

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Ninth Ward in **Pottstown Borough**, in the County of Montgomery, in the State of Pennsylvania, and bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania, on December 24, 1951, and developed by Pottsgrove Manor, Inc., and known and designated as Lot No. 69 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, State of Pennsylvania, on November 19, 1952, in Deed Book No. 2315, Page 601.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth in Declaration of Restrictions recorded in Deed Book No. 2323, Page 556; and under and subject to right-of-ways granted to public utilities, et al., as of record, and other restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Ralph E. Kelley a/k/a Ralph E. Kelley, Jr. and Michelle A. Kelley a/k/a Michelle Kelley, husband and wife, by Deed from Ralph E. Kelley, Jr. and Michelle A. Kelley, husband and wife dated September 30, 2003 and recorded December 9, 2005 in Deed Book 05582, Page 1411 Instrument #2005180144.

Parcel Number: 16-00-18316-00-1.

Location of property: 369 West King Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ralph E. Kelley, Jr. and Michelle Kelley a/k/a Michelle A. Kelley** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-BC2. Debt: \$174,815.32.

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.

10-01705

ALL THAT CERTAIN lot or piece of land, situate in the Village of West Point, **Upper Gwynedd Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey of Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated 4/16/1946, as follows, to wit:

BEGINNING at an iron pin set in the center line of the intersection of a public road (33 feet wide) known as Park Road and Second Street (33 feet wide); thence along the center line of said Second Street South 44 degrees, 47 minutes West, the distance of 185 feet to an iron pin corner; thence along land now or late of Albert E. Jenkins and Theresa M. Jenkins, North 44 degrees, 34 minutes West, the distance of 213.5 feet to an iron pin corner; thence along land of Ambler Trust Company North 44 degrees, 47 minutes East, the distance of 185 feet to an iron pin set in the center line of said Park Road; thence along the same South 44 degrees, 34 minutes East, the distance of 213.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Messing and Rebecca Young, husband and wife, by Deed from Central Penn property Services, Inc. dated December 15, 2004 and recorded January 7, 2005 in Deed Book 5539, Page 2050.

Parcel Number: 56-00-06478-00-9.

Location of property: Second Street and Park Road a/k/a 1916 Second Street, West Point, PA 19486.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Messing and Rebecca Young** at the suit of LSF8 Master Participation Trust. Debt: \$408,542.41.

Jennifer L. Wunder, Attorney.

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

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

10-02118

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

BEGINNING at a point in the Northwesterly line of Rock Creek Drive said beginning point being the Northeasterly and of the curve connecting the Northwesterly, line of Rock Creek Drive with the Northeasterly line of Old Farm Road, said connecting curve having a radius of 30 feet; thence North 65 degrees, 11 minutes, 40 seconds East along the

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

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

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

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

The improvements thereon are: A residential dwelling.

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

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.

10-03681

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Pennsylvania, described according to a Plan of Section D-3, Candlebrook, made February 4, 1954 by M. R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Signal Hill Road (North Leg.) (50 feet wide) measured the three following courses and distances from a point of tangent on the Northwest side of Crossfield Road, East (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 13 feet the arc distance of 18.57 feet to a point of tangent on the Southwest side of Signal Hill Road, (West Leg.) (50 feet wide); (2) North 24 degrees, 34 minutes West, along the said side of Signal Hill Road (West Leg.) 743.87 feet to a point of curve; (3) along the Southwest, Northwest and Northeast sides of Signal Hill Road (North Leg.) on the arc of a circle curving to the right having a radius of 175 feet, the arc distance of 481.28 feet to the point and place of beginning; thence extending from the said beginning point North, 43 degrees, 00 seconds, 20 seconds East crossing the bed of a 5 foot wide Utility Easement, 149.55 feet to a point; thence extending South 24 degrees, 34 minutes East, 97.57 feet to a point; thence extending South, 60 degrees, 26 minutes West, 126.15 feet to a point on the Northeast side of Signal Hill Road (North Leg.); thence along the said side of Signal Hill Road (North Leg.), on the arc of a circle curving to the left in a general Northwesterly direction having a radius of 175 feet the arc distance of 53.23 feet to the point and place of beginning.

BEING known as Lot No. 125.

UNDER AND SUBJECT to restrictions which appear on record.

TITLE TO SAID PREMISES IS VESTED IN Daniel Anthony DeLucca by deed from Deborah DeLucca, dated October 20, 2006 and recorded March 12, 2007 in Deed Book 5638, Page 02024.

Parcel Number: 58-00-16819-00-7.

Location of property: 324 East Signal Hill Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel Anthony DeLucca** at the suit of Bank of America, National Association, Successor by Merger to BAC Home Loans Servicing, L.P., formerly known as Countrywide Home Loans Servicing, L.P. Debt: \$373,487.74.

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.

10-04590

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania as shown on Final Plan of Mingo dated January, 1972 made by Tri-State Engineers and Land Surveyors Inc. and recorded on 8/16/1972 in Plan Book A-19, Page 88, as follows, to wit:

BEGINNING at a point on the Southeast side of Cree Square (50 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 34.30 feet from a point of curve on the Northeast side of Keokuk Road (50 feet wide); thence extending from said point of beginning along said Cree Square North 67 degrees, 30 minutes East, 88.41 feet to a point a corner of Lot #44; thence along the same and leaving said Cree Square South 40 degrees, 23 minutes, 5 seconds East, 83.66 feet to a point a corner of Lot No. 46; thence along the same South 52 degrees, 37 minutes, 55 seconds West, 120 feet to a point on the Northeast side of Keokuk Road; thence along same on the arc of a circle curving to the right having a radius of 775 feet the arc distance of 89.40 feet to a point of compound curve; thence along same on the arc of a circle curving to the right having of 20 feet the arc distance of 34.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 45 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Newmiller and JoAnn M. Newmiller, by Deed from Robert E. Newmiller, dated 06/23/1999, recorded 06/23/1999 in Book 5276, Page 2013.

Parcel Number: 61-00-01207-08-2.

Location of property: 1 Cree Square, Royersford, PA 19468-3011.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert E. Newmiller a/k/a Robert Newmiller and Joann M. Newmiller** at the suit of Citimortgage, Inc. Debt: \$187,622.97.

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

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

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

10-06851

ALL THAT CERTAIN lot or piece of ground, situate in Merion in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, C. E., Bryn Mawr, Pennsylvania, on March 31, 1927, as follows, to wit:

BEGINNING at a spike in the middle line of Sycamore Avenue at the distance of 41.82 feet measured North 62 degrees, 52 minutes East from a spike marking the intersection of the middle lines of Sycamore Avenue and Merion Avenue; thence along the middle of Sycamore Avenue on the same course continued the further distance of 283.02 feet to a corner of land now or late of Benjamin Deacon; thence leaving Sycamore Avenue by said land North 27 degrees, 8 minutes West, 143.59 feet passing over an iron pin on the side of Sycamore Avenue at the distance of 30 feet to an iron pin, a corner of land now or late of Jane L. Smith, wife of Roland H. Smith; thence by said land of Jane L. Smith South 56 degrees, 18 minutes, 23 seconds West, 207.93 feet to an iron pin on the Northeastly side of Merion Avenue; thence along the Northeastly side of Merion Avenue and passing into the bed of Sycamore Avenue in a Southerly direction on a line curving to the right with a radius of 330 feet the arc distance of 143.23 feet to the place of beginning.

BEING the same premises which Anthony Teti and Anne Teti, his wife by Indenture dated January 25, 1985 and recorded in the Recorder of Deeds in and for the County of Montgomery aforesaid, in Deed Book 4759, Page 154 &c., granted and conveyed unto Margaret A. Best, in fee.

EXCEPTING thereout and therefrom (if any) the premises as more fully described in the following deed: NONE.

TITLE TO SAID PREMISES IS VESTED IN Tanya Libesman and David Libesman, husband and wife, by deed from Margaret A. Best, by her agent W. Gerard Best, dated October 26, 2004 and recorded November 17, 2004 in Deed Book 05533, Page 1165.

Parcel Number: 40-00-61292-00-3.

Location of property: 391 Sycamore Avenue, Merion Station, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tanya Libesman and David Libesman** at the suit of U.S. Bank, N.A., as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-D. Debt: \$1,994,350.74.

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.

10-07455

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Walter J. and Violet P. Adams, prepared by Arthur W. Bossler, III, P.E., Civil Engineer, dated April 30, 1984, last revised September 7, 1984 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania In Plan Book A-45, Page 476, as follows, viz:

BEGINNING at a point on the Northwesterly side of Tennis Avenue (46.50 feet wide as widened from its original width of 33 feet by the addition of 13.50 feet on the Northwesterly side) said point being at the distance of two hundred nineteen and seventy-two-one-hundredths feet measured North forty-six degrees, twenty-two minutes East along the said Northwesterly side of Tennis Avenue from a point in line of lands, now or formerly of Thomas J. McCallion, Jr. and Helen W., his wife; thence extending from the place of beginning North forty-four degrees fifty-nine minutes West along the line dividing Lot No.2 from Lot No.3 two hundred ninety and no one-hundredths feet to a point; thence South forty-five degrees, one minute West still along the line dividing Lot No. 2 from Lot No. 3 fifteen and no one-hundredths feet to a point; thence North forty-four degrees, fifty-nine minutes West still along the line dividing Lot No. 2 from Lot No. 3 two hundred thirty-six and twenty-seven one-hundredths feet to a point; thence along lands now or formerly of Daniel J., Jr. and Carol A. McAffrey North forty-seven degrees, six minutes East, two hundred seventy-one and twenty-eight one-hundredths feet; thence along lands now or formerly of John Cardinal Krol, Archdiocese of Philadelphia, South forty-four degrees, fifty-nine minutes East, two hundred seventy-one and ninety-seven one-hundredths feet to a point; thence South forty-six degrees, twenty-two minutes West along the line dividing Lot No. 1 from Lot No. 3 two hundred six and sixteen one-hundredths feet to a point; thence South forty-four degrees, fifty-nine minutes East still along the line dividing Lot No. 1 from Lot No. 3 two hundred fifty and no one-hundredths feet to a point on the said Northwesterly side of Tennis Avenue; thence along the same South forty-six degrees, twenty-two minutes West, fifty and two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on Plan of Subdivision prepared for Walter J. and Violet P. Adams.

CONTAINING 1.9768 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN John H. Wambold, by Deed from John H. Wambold and Mary E. Wambold, husband and wife, dated 12/14/2000, and recorded on 02/21/2001 in Book 5351, Page 1433.

Parcel Number: 36-00-11011-10-4.

Location of property: 911 Tennis Avenue, Ambler, PA 19002-2312.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John H. Wambold** at the suit of Bank of America, N.A., s/b/m to Fleet National Bank, s/b/m to First Valley Bank. Debt: \$311,964.45.

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

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

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

10-11302

ALL THAT CERTAIN lot of land, situate in **Horsham Township**, County of Montgomery, State of Pennsylvania, being bounded and described according to a survey thereof made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company Plot, as follows, to wit:

BEING Lots 9 and 10 of Section 14 as shown and laid out on a certain plan of Evergreen Terrace, being fifty feet front by one hundred twenty-five feet in depth as per plan, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 959, Page 600.

TITLE TO SAID PREMISES IS VESTED IN John D. Bolender by Deed from John D. Bolender and Susan M. Bolender, husband and wife, dated July 13, 2005 and recorded December 21, 2005 in Deed Book 5583, Page 2363.

Parcel Number: 36-00-08947-00-8.

Location of property: 222 New Road, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John D. Bolender** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Bank, FSB. Debt: \$206,598.72.

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

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

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

10-20460

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, being Lot No. 4 on a plan of lots of Malan Terrace, recorded at Norristown in Deed Book 2020, Page 601 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point of intersection of the Northeast side of Ridge Pike (50 feet wide) with the Southeast side of Malan Drive (40 feet wide) both lines produced; thence along the Southeast side of Malan Drive North 24 degrees, 27 minutes, 30 seconds East one hundred forty-eight and sixty-nine one-hundredths feet to a point a corner of Lot No. 22 on said plan; thence along Lot No. 22 on said plan South 65 degrees, 32 minutes, 30 seconds East, ninety-four feet to a point a corner of Lot No. 5 on said plan; thence along Lot No. 5 South 24 degrees, 27 minutes, 30 seconds West, one hundred forty-eight and sixty-nine one-hundredths feet to a point on the Northeast side of Ridge Pike aforesaid; thence along said side of Ridge Pike; North 65 degrees, 32 minutes, 30 seconds West, 94 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gary Mclean, as Sole Owner, given by Hubert Real Estate LLC, dated 11/6/2004 and recorded January 29, 2004 in Book and Page 5492/2329.

Parcel Number: 65-00-09787-00-3.

Location of property: 43 East Ridge Pike, Conshohocken, PA 19428-2151.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary Mclean** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A. as Trustee for Ramp 2004rzl. Debt: \$236,613.73.

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.

10-22047

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Phasing Plan of Regents Park Subdivision, prepared for Heritage Real Estate Investment Company, by Yerkes Associates, Inc., dated 4/21/80, last revised 1/19/88 as, follows, to wit:

BEGINNING at a point on the Northwesterly side of Hillendale Drive (50 feet wide), a corner of Lot No. 337 on said plan which point is measured the four following courses and distances from a point of curve on the Southeasterly side of Rafter Road (50 feet wide): (1) along the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Northeasterly side of said Hillendale Drive; (2) South 49 degrees, 23 minutes, 30 seconds East, 100.00 feet to a point of curve in the same; (3) along the arc of a circle, curving to the left, having a radius of

200 feet, the arc distance of 314.16 feet to a point of tangent on the Northwesterly side of same; (4) North 40 degrees, 36 minutes, 30 seconds East, 20.00 feet to the first mentioned point and place of beginning; thence from said point of beginning extending along said Lot No. 337, North 49 degrees, 23 minutes, 30 seconds West, 128.87 feet, to a point in line of Lot No. 373 on said plan; thence extending along the same and Lot No. 374, North 72 degrees, 36 minutes, 30 seconds East, 23.58 feet to a point a corner of Lot No. 335 on said plan; thence extending along the same, South 49 degrees, 23 minutes, 30 seconds East, 116.38 feet to a point on the Northwesterly side of Hillendale Drive, aforesaid; thence extending along the same, South 40 degrees, 36 minutes, 30 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 336 on said plan.

CONTAINING 2,452 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Giovanni Milano a/k/a Giovanni G. Milano by deed from Giovanni G. Milano and Marlene R. Milano dated September 19, 2005 and recorded November 7, 2005 in Deed Book 5578, Page 1495.

Parcel Number: 63-00-03104-89-2.

Location of property: 2409 Hillendale Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Giovanni G. Milano, a/k/a Giovanni G. Milano** at the suit of Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$237,208.82.

Jennifer L. Wunder, Attorney.

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

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

10-28433

ALL THAT CERTAIN brick message and lot or piece of land, known as No. 508 West Lafayette Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lafayette Street, 60 feet Northwesterly from the West corner of Chain and Lafayette Streets, in the middle of the partition wall of this and the adjoining house belonging to John Ralph Kohl; thence parallel with said Chain Street and passing through the middle of the partition wall aforesaid Southwesterly 77.3 feet to a 4 feet wide alley, laid out by the said Cloud and Rex for the common use of this and the adjoining premises parallel with said Lafayette Street and running from Chain Street to Potts Alley; thence along the Northeast side thereof and parallel with said Lafayette Street, Northwesterly 15 feet to a corner of this and land now or late of John Ralph Kohl; thence parallel with Chain Street, Northeasterly 77.3 feet to said Lafayette Street; and thence along the Southwest side thereof Southeasterly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James W. Elliott, by Deed from Kevin Holohan dated 6/8/2005, recorded 6/13/2005 in Deed Book 5557, Page 1426.

Parcel Number: 13-00-19448-00-6.

Location of property: 508 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James W. Elliott** at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$103,852.31.

David Neeren, Attorney. I.D. #204252

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

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

10-30015

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 Pronheiser; 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.

CONTAINING 5,395 square feet of land.

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 accordingly to a plan and survey as prepared by John T. Aston, Registered Surveyors, 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. 1B 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. 1B on the above mentioned plan and the land of Curtis P. and Vivian D. Pronheiser, 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. 1B 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 property acquired by David F. Bechtel, Jr., by Deed recorded 09/07/1994, of record in Deed Book 5090, Page 0451, in the Office of the Recorder of Montgomery County, PA.

TITLE TO SAID PREMISES IS VESTED IN David F. Bechtel, a/k/a David F. Bechtel, Jr. by Deed from David F. Bechtel, Jr. and Rosemarie C. Bechtel dated June 21, 1994 and recorded September 7, 1994 in Deed Book 5090, Page 0451.

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

Location of property: 12 Wilson Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David F. Bechtel, Jr.** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$120,409.50.

Joseph F. Riga, Attorney.

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

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

10-30124

ALL THOSE CERTAIN lot or pieces 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 plan and survey thereof which plan is recorded at Norristown, in Deed Book Number 779, Page 600 &c., as follows, to wit:

BEGINNING at a point a corner formed by the intersection of the Northeast side of Duffield Avenue forty feet wide with the Northwesterly side of Maple Avenue fifty feet wide; thence along the said side of Duffield Avenue North seventy-one degrees, six minutes, fifty seconds West, fifty feet to a point; thence extending North eighteen degrees, fifty-three minutes, ten seconds East, one hundred and five feet to a point; thence extending South seventy-one degrees, six minutes, fifty seconds East, fifty feet to a point; and thence extending South eighteen degrees, fifty-three minutes, ten seconds West, one hundred five feet to a place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Walter H. Haslett and Elizabeth Haslett, by Deed from Bank of New York, as Trustee for The Money Store Residential Trust 1997-11, dated 09/12/2000, recorded 11/28/2000 in Book 5340, Page 429.

Parcel Number: 59-00-05200-00-6.

Location of property: 201 Duffield Street, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter H. Haslett and Elizabeth Haslett** at the suit of Police and Fire Federal Credit Union. Debt: \$82,209.25.

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.

10-30915

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook a Condominium, located in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Office of the Recorder of Deeds in and for Montgomery County of a Declaration of Condominium dated 12/10/1987 and recorded on 12/16/87 in Deed Book 4860, Page 1162 and Amendment to Declaration of Condominium dated 1/15/1988 and recorded in Deed Book 4863, Page 651 another Amendment thereto dated 4/28/88 recorded in Deed Book 4872, Page 792 another Amendment thereto dated 7/27/88 recorded in Deed Book 4881, Page 1409, another Amendment thereto dated 10/6/88 and recorded in Deed Book 4891, Page 1218, another Amendment thereto dated 11/30/88 and recorded in Deed Book 4895, Page 2463, another Amendment thereto dated 3/8/89 and recorded in Deed Book 4905, Page 1362, and another Amendment thereto dated 5/5/89 in Deed Book 4912, Page 324, another Amendment thereto dated 7/21/89 and recorded in Deed Book 4981, Page 1836, another Amendment thereto dated 9/7/89 and recorded in Deed Book 4927, Page 206, another Amendment thereto dated 10/2/89 and recorded in Deed Book 4927, Page 211, another Amendment to Declaration dated 12/5/89 and recorded in Deed Book 4932, Page 982, another Amendment to Declaration dated 5/11/90 and recorded in Deed Book 4946, Page 2006, and another Amendment to Declaration dated 6/27/90 and recorded in Deed Book 4957, Page 1481 and Amendment to Declaration dated 5/6/91 and recorded in Deed Book 4977, Page 770 and Amendment to Declaration dated 6/24/91 and recorded in Deed Book 4985, Page 2371, another Amendment to Declaration dated 4/10/92 and recorded in Deed Book 5003, Page 1579 another Amendment to Declaration dated 3/6/92 and recorded in Deed Book 5003, Page 2317, and Amendment to Declaration dated 3/6/92 and recorded in Deed Book 5003, Page 2366, and Amendment to Declaration dated 6/9/92 and recorded in Deed Book 5011, Page 289, and Amendment to Declaration dated 8/14/92 and recorded in Deed Book 5019, Page 2148, and Amendment to Declaration dated 11/3/92 and recorded in Deed Book 5032, Page 2438, and Amendment to

Declaration dated 5/7/93 and recorded in Deed Book 5045, Page 20 and Amendment to Declaration dated 9/27/93 and recorded in Deed Book 5059, Page 843 and an Amendment dated 3/28/94 and recorded in Deed Book 5075, Page 107, and an Amendment dated 7/7/94 and recorded in Deed Book 5085, Page 93, and an Amendment dated 12/22/94 and recorded in Deed Book 5103, Page 1032 and any and all Amendments thereto and by-laws for said condominium dated 12/10/87 and Declaration plan dated 12/7/87 recorded as part of Declaration being designated as unit 1710.

TOGETHER with a proportionate undivided interest in the common elements as set forth in the aforesaid Declaration of condominium and as the same may be changed by any Amendment thereto.

TITLE TO SAID PREMISES IS VESTED IN Jessica Christman by deed from Joseph Osuch dated 08/18/2006 recorded 09/11/2006 in Deed Book 05615, Page 2288.

Parcel Number: 37-00-00745-31-6.

Location of property: 1710 Foxmeadow Circle, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jessica Christman** at the suit of Deutsche Bank National Trust Company as Trustee NovaStar Mortgage Funding Trust, Series 2006-5 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-5. Debt: \$260,085.32.

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

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

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

11-00381

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of Wood Stream Crossing II, prepared for First Federal Savings and Loan Association of Philadelphia by Yerkes Associates, Inc. Consulting Engineers and Surveyors, dated 3/31/1979 and last revised 3/17/1983, as follows, to wit:

BEGINNING at a point on the Northwest side of East Hayes Road (50 feet wide) said point being measured along the Northwest side of East Hayes Road the (6) following courses and distances from the Southernmost terminus of a round corner connecting the Southwest side of East Hayes Road with the Northwest side of Pierce Road (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.56 feet; (2) North 35 degrees, 36 minutes, 00 seconds West, 65.16 feet; (3) on the arc of a circle curving to the right having a radius of 675.00 feet the arc distance of 204.89 feet; (4) North 15 degrees, 11 minutes, 00 seconds West, 182.91 feet; (5) on the arc of a circle curving to the right having a radius of 215.00 feet the arc distance of 230.28 feet; (6) North 46 degrees, 11 minutes, 00 seconds East, 88.28 feet to a point a corner of Lot #16 and place of beginning; thence from said place of beginning and leaving the Northwest side of East Hayes Road and along Lot #16 North 43 degrees, 49 minutes, 00 seconds West, 172.00 feet to a point on the Southeast ultimate right-of-way line of Potshop Road; thence along the said Southeast side of the ultimate right-of-way line of Potshop Road, North 46 degrees, 11 minutes, 00 seconds the ultimate right-of-way line of Potshop Road and along Lot #14 South 43 degrees, 49 minutes, 00 seconds East, 172.00 feet to a point on the Northwest side of East Hayes Road; thence along the Northwest side of East Hayes Road South 46 degrees, 11 minutes, 00 seconds West, 90.00 feet to a point a corner of Lot #16 and first mentioned point and place of beginning. BEING Lot #15 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William A. Stumpo and Marie E. Stumpo, his wife, by deed from Gambone Bros. Development Company dated 6/6/1986 and recorded 6/18/1986 in Deed Book 4802, Page 1844.

Parcel Number: 33-00-04171-16-1.

Location of property: 3328 East Hayes Road, Norristown, PA 19403-4070.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William A. Stumpo and Marie E. Stumpo** at the suit of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of The Protium Master Grantor Trust. Debt: \$324,692.33.

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

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

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

11-00502

ALL THAT CERTAIN lot or piece of land, situate in **Conshohocken Borough**, County and State aforesaid, being Lot No. 51, in a plan of lots out by Horace C. Jones, bounded and described, as follows, viz:

BEGINNING at a stake on the Southwesterly side of Second Avenue at the distance of one hundred and fifty-one feet and seven-tenths of a foot Northwesterly from the Westerly corner of said Second Avenue and Forrest Street, a corner of this and Lot No. 50 in said plan; thence by and along said Lot No. 50 Southwesterly one hundred and sixty feet to the Northeasterly side of a twenty feet wide alley running from Forrest to Maple Street; thence along said side of said alley Northwesterly twenty feet to a stake, a corner of Lot No. 52; thence by and along said Lot No. 52 Northeasterly one hundred and sixty feet to Second Avenue aforesaid and along the Southwesterly side thereof Southeasterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Kabatt from Christine Pudlinski and Christina Mancini, by Deed, dated 08/31/1998 and recorded 10/05/1998 in Book 5243, Page 241.

Parcel Number: 05-00-07648-00-6.

Location of property: 115 West 2nd Avenue, Conshohocken, PA 19428-1835.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Kabatt and Patricia Kabatt** at the suit of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of The Protium Master Grantor Trust. Debt: \$284,054.15.

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

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

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

11-02541

ALL THAT CERTAIN unit and piece of land with the buildings and improvements to be erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan prepared for 'Mews at Valley Forge', drawn by Chambers Associates, Inc., Consulting Engineers and Surveyors of Center Square, Pennsylvania, Job No. 485-028 dated 6/26/1992 last revised 1/28/1993 and recorded in Plan Book A-54 and 51, as follows, to wit:

BEGINNING at a point on the Northwestern side of Regan Court said point being at a point, a corner of Unit No. 1302 Regan Court as shown on said plan; thence extending from said point of beginning and extending along the line of said Unit No. 1302 Regan Court North 38 degrees, 12 minutes, 28 seconds West, 92.93 feet to a point in the bed of Sanitary Sewer Easement as shown on said plan; thence extending through the bed of said Sanitary Sewer Easement, North 51 degrees, 47 minutes, 32 seconds East, 27.00 feet to a point; thence extending South 38 degrees, 12 minutes, 28 seconds' East, 92.33 feet to a point on the Northwestern side of Regan Court, aforesaid; thence extending along the said Northwestern side of Regan Court, South 51 degrees, 47 minutes, 32 seconds West, 27.00 feet to a point, a corner of Unit No. 1302 Regan Court, aforesaid, being the first mentioned point and place of beginning.

BEING Unit No. 1301 Regan Court, Building No. 13 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christine Atkins Hegarty by Deed from Kevin Patrick Hegarty and Christine G. Atkins Hegarty dated 10/7/2008 and recorded 7/17/2009 in Deed Book 5737, Page 965.

Parcel Number: 63-00-06613-06-5.

Location of property: 1301 Regan Court, Norristown, PA 19403-5255.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine G. Hegarty a/k/a Christine G. Atkins a/k/a Christine Atkins Hegarty and Kevin Patrick Hegarty** at the suit of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of The Protium Master Grantor Trust. Debt: \$256,667.51.

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

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

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

11-05541

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Estates at Faraway Farm West made by Bursich Associates, Inc. dated 7-31-2000 last revised 11-8-2001 and recorded in Plan Book A-60, Page 358, as follows, to wit:

BEGINNING at a point on the Southerly side of Buckwalter Road said point being a corner of Lot 6 as shown on the above mentioned plan; thence extending from said beginning point along Lot 6, South 05 degrees, 28 minutes, 23 seconds West, 202.91 feet to a point; thence extending North 88 degrees, 30 minutes, 41 seconds West, 125.30 feet to a point a corner of Lot 4; thence extending along the same North 05 degrees, 28 minutes, 23 seconds East, 211.61 feet to a point on the Southerly side of Buckwalter Road; thence extending along the same South 84 degrees, 31 minutes, 37 seconds East, 125 feet to the first mentioned point and place of beginning.

CONTAINING in area 25,908 square feet more or less.

BEING Lot 5 as shown on the above mentioned plan.

BEING the same premises which The Cutler Group, Inc., a Pennsylvania Corporation granted and conveyed unto Eric C. Versland and Grace M. Versland by Deed dated October 19, 2004 and recorded October 28, 2004 in Montgomery County Deed Book 5530, Page 2754.

Parcel Number: 61-00-00783-06-5.

Location of property: 165 Buckwalter Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric C. Versland and Grace M. Versland** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$671,809.15 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.

11-09355

ALL THAT CERTAIN brick message and two lots, pieces of parcels of land, situate the South side of High Street in **Pottstown Borough**, bounded and described, as follows, to wit:

TRACT NO. 1 - BEGINNING on the South side of High Street at a corner of land late of the Estate of William Williamson; thence by the same Southwardly one hundred forty feet, more or less, to Apple Street; thence by the same Eastwardly twenty-five feet to land late of Samuel Brant; thence by the same Northwardly one hundred forty feet, more or less, to High Street; thence Westwardly a distance of twenty-five feet to the point or place of beginning.

TRACT NO. 2 - BEGINNING at a point on the South side of High Street a corner of land late of Louis B. Reifsneider; thence Southwardly along the same one hundred forty feet, more or less, to Apple Street; thence Eastwardly thirty-five feet to other lands of Elva F. Hanley; thence Northwardly one hundred forty feet to High Street aforesaid; thence Westwardly thirty-five feet to the point or place of beginning.

Parcel Number: 16-00-14036-00-6.

Location of property: 410 High Street, Pottstown, PA.

The improvements thereon are: Commercial/Retail/Office/Apartment property.

Seized and taken in execution as the property of **Glen W. Russell and Gary W. Russell** at the suit of Pottstown School District. Debt: \$25,681.34.

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.

11-10412

ALL THAT CERTAIN unit in the property known, named and identified as Justa Farms Woods South, located in **Upper Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C. S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated September 1, 1983, and recorded on March 26, 1984, in Deed Book 4732, Page 888 (Amendment No. 1 as set forth in Deed Book 4745, Page 1, Amendment No. 2 as set forth in Deed Book 4745, Page 1147), and Amendment No. 3 thereto dated September 24, 1984 and recorded on October 18, 1984 in Deed Book 4750, Page 1312 (and separate Declaration of Condominium of Justa Farms Woods South Planned Community dated 11/18/1997 and recorded 11/28/1997 in Deed Book 5208 Page 790 and Amendment thereto dated 2/27/1996 and recorded 3/3/1998 in Deed Book 5217, Page 1893) being designated as Unit #103 together with a proportionate undivided interest in the common elements (as identified in each Declaration and the Amendments) of 1/84.

THIS UNIT is now part of a planned unit development in accordance with the Declaration and Amendments recorded 5/8/1998 in Deed Book 6225, Page 2287.

TITLE TO SAID PREMISES IS VESTED IN Dina M. Flamer by Deed from Dina M. Garrett, now known as Dina M. Flamer dated December 27, 1999 and recorded December 27, 1999 in Deed Book 5301, Page 1234.

Parcel Number: 59-00-10288-31-8.

Location of property: Unit 103, Justa Farms Woods South a/k/a 2041 Jason Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dina M. Flamer a/k/a Dina M. Garrett** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$325,241.55.

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.

11-13837

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Engineer, Abington, Pennsylvania, on 12/13/1956 described, as follows, to wit:

SITUATE on the Northwest side of Arline Avenue (50 feet wide) at the distance of 400.00 feet from the Northeast side of Pershing Avenue (50 feet wide).

CONTAINING in front or breadth on the said Arline Avenue 37.50 feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Arline Avenue, 110.00 feet. The Northeast line thereof partly through the party wall between this premises and the premises adjoining to the Northeast.

BEING Lot No. 214-A Arline Avenue and also being Lot No. 41 and partly of Lot No. 43, Block "L" on Plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN Darren Keith and Denise Keith by Deed from Patsy Winder, dated June 30, 2000 and recorded July 25, 2000 in Deed Book 5324, Page 1396.

Parcel Number: 30-00-01900-00-5.

Location of property: 1434 Arline Avenue, Roslyn, PA 19001-2304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Keith and Darren Keith** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-W1. Debt: \$179,518.59.

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.

11-14667

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenement thereon erected, situate on the Northeast side of Oak Street in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a draft or survey thereof recorded in the Office for the Recording of Deeds at Norristown Pennsylvania in Deed Book 499, Page 500, as follows, to wit:

BEGINNING at a point on the Northeast side of Oak Street at the distance of two hundred feet two and one-half inches Southeast from the East corner of Oak and Stanbridge Streets; and thence extending in front along said side of said Oak Street, Southeast, twenty-one feet, one inch; and thence extending of that width between parallel lines at right angles with said Oak Street Northeast one hundred forty-six feet, four inches to the Southwest side of a certain twenty feet wide alley laid out and described to the use of the owners and occupants of the lots abutting thereon forever bounded on the Northwest by premises now or late of Mana Hoofer in the Northeast by said twenty feet wide alley on the Southeast by premises now or late of Lemuel Roberts and on the Southwest by Oak Street aforesaid.

BEING the same premises which Jamialah Carroll a/k/a Jamialah Boyd by Deed dated 5/11/2006 and recorded 6/6/2006 in the Recorder's Office of Montgomery County, granted and conveyed unto Montgomery County/Norristown Borough 815 W. Oak Street Land Trust as Book 5603, Page 1047.

Parcel Number: 13-00-29320-00-7.

Location of property: 815 West Oak Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jamialah Boyd a/k/a Jamialah Carroll and Darnell D. Carroll and Montgomery County/Norristown Borough 815 W. Oak Street Land Trust** at the suit of U.S. Bank National Association, as Trustee for Pennsylvania Housing Finance Agency. Debt: \$108,502.10.

Jennifer Frechie, Attorney. I.D. #316160

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

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

11-15177

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County Pennsylvania, bounded and described in accordance with a subdivision made for Alvin A. Clemens and Alvin H. Clemens, by Yerkes Associates, Inc. Consulting Engineers and Surveyors, dated 10/4/1978 last revised 11/27/1978 and recorded in Plan Book A-36, Page 37, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sawyer Drive (60 feet wide) said point being a corner of Lot 67 as shown on said plan; thence extending from said beginning point and along the Southwesterly side of Sawyer Drive Southeastwardly on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 60.04 feet to a point a corner of Lot No. 69; thence extending along the same South 43 degrees, 13 minutes West, 105.05 feet to a point; thence extending along the rear lines of Lots 82 and 83 on said plan North 47 degrees, 53 minutes West, 108.82 feet to a point a corner of Lot 67; thence extending along the same North 66 degrees, 09 minutes West, 129.21 feet to the first mentioned point and place of beginning.

BEING Lot 68, 422 Sawyer Drive as shown on the above mentioned plan.

BEING the same premises which Kevin S. Flanagan and Sherrie J., his wife, by Deed dated 7/25/1988 and recorded at Montgomery County in Deed Book 4880, Page 2342, granted and conveyed unto Wilhelm L. Gruszecki and Kimberly A. Gruszecki, husband and wife, in fee.

Parcel Number: 50-00-03924-06-7.

Location of property: 422 Sawyer Drive, Lower Salford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Anna M. Pouchet** at the suit of Souderton Area School District. Debt: \$5,698.68.

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.

11-21509

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements Declaration thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a plan thereof made by William R. Muldrew, Surveyor and Regulator of Jenkintown, Pennsylvania, dated the 25th day of June, A.D. 1921, and recorded at Norristown, Pennsylvania, in Deed Book 828, Page 600, as follows:

BEGINNING at a point in the center line of Woodland Road (formerly Tyson Lane) (33 feet wide) at the distance of 335 feet Northwestwardly from the intersection which the said center line of Woodland Road (formerly Tyson Lane) makes with the center line of Easton Road (50 feet wide).

CONTAINING together in front or breadth on the said center line of Woodland Road (formerly Tyson Lane) 40 feet (each lot being 20 feet in front) and extending together of that width Southwestwardly between parallel lines at right angles to the aforesaid center line of Woodland Road (formerly Tyson Lane) on the Southeasterly line thereof 141.89 feet and on the Northwesterly line thereof 141.94 feet.

BEING Lot #50 and #51 on said plan.

Parcel Number: 30-00-73792-00-5.

Location of property: 2426 Woodland Road, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert W. Dudley, June Dudley and United States of America** at the suit of Township of Abington. Debt: \$1,232.57.

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.

11-23723

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 being Lot No. 22 on a plan of lots of Whitehall park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on August 3 and October 5, 1950 and bounded and described in accordance therewith, as follows:

BEGINNING at a point on the Southwest side of Oxford circle (50 feet wide) at the distance of 409.80 feet Northwest from a point of tangent of the radius round corner of Oxford circle and Prospect Avenue (50 feet wide) a corner of Lot No. 21 on said plan; thence along the Southwest side of Oxford Circle South 48 degrees, 26 minutes East, 55 feet to a point a corner of Lot No. 23; thence along Lot No. 23, South 41 degrees, 34 minutes West, 110 feet to a point a corner of Lot No. 35; thence along Lot No. 35 North 48 degrees, 26 minutes West, 55 feet to a point a corner of Lot No. 21 aforesaid; thence along Lot No. 21 North 41 degrees, 34 minutes East, 110 feet to the place of beginning.

BEING known as Lot No. 22 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Francis S. Kenny and Sheena Bellitto Kenny, husband and wife from Stacy Ludy, by Deed, dated 07/20/2007 and recorded 08/31/2007 in Book 5663 Page 0790.

Parcel Number: 63-00-05665-00-5.

Location of property: 26 Oxford Circle, Norristown, PA 19403-2939.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis S. Kenny and Sheena Bellitto Kenny** at the suit of Wells Fargo Bank, N.A., as Trustee for The Certificateholders of Soundview Home Loan Trust 2007-OPT4, Asset-Backed Certificates, Series 2007-OPT4. Debt: \$250,152.77.

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

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

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

11-24734

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania and being described according to a plan entitled "Final Plan of Subdivision Montgomery Hollow (Goodwin Tract)", dated 02/02/1996, last revised 07/11/1996 prepared by Gilmnat Associates, Inc. Consulting Engineers and Land Surveyors recorded, in Plan Book A-56, Page 329, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Goodwin Lane (50 feet wide) and a corner of Lot No. 38 as shown on said plan; thence extending from said point and place of beginning along the Northeasterly side of Goodwin Lane, South 49 degrees, 13 minutes, 32 seconds East crossing a 20 feet wide easement from township drainage and a variable width sanitary easement 130 feet to a point within said township easement; thence crossing said easement North 40 degrees, 46 minutes, 28 seconds East, 250 feet to a point; thence re-crossing aforesaid easement, North 49 degrees, 13 minutes, 32 seconds West, 130 feet to a point a corner of Lot No. 38; thence extending along same South 40 degrees, 46 minutes, 23 seconds West, 250 feet to the first mentioned point and place of beginning.

BEING Lot No. 39 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Donald W. Griffin, Jr. from Montgomery Oaks Associates Limited Partnership dated 11/30/1999 and recorded 12/21/1999 under Book 5301, Page 83.

Parcel Number: 46-00-00982-00-7.

Location of property: 2109 Goodwin Lane, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald W. Griffin, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2006-w1. Debt: \$549,537.93.

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.

11-24843

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, described according to a plan of property made for William Jacobs on November 8, 1951 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeast side of Shaw Avenue (40 feet wide) at the distance of 119.81 feet measured along same South 49 degrees, 22 minutes West from the intersection of the Southeast side of Shaw Avenue with the Southwest side of 9th Street (48 feet wide); thence extending from said beginning point, South 40 degrees, 38 minutes East, partly through a party wall between these premises and the premises adjoining to the Northeast, 91.32 feet to a point in the center line of a certain 16 feet wide alley which extends Southwestward from 9th Street and communicates at its Southwesternmost end thereof with a certain other 16 feet wide alley which extends Northwestward into Shaw Avenue; thence extending along the center line of the first above mentioned 16 feet wide alley, South 43 degrees, West 18.11 feet to a point; thence extending North 40 degrees, 38 minutes West, partly through a party wall between these premises and the premises adjoining to the Southwest, 95.34 feet to a point on the Southeast side of Shaw Avenue; thence extending along same North 49 degrees, 22 minutes, 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 29.

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

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alleys, as and for alleys, passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate part of the expense of keeping said driveways in good order, condition and repair at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Linda A. Childs, by Deed from Gerald G. Carle and Linda G. Smith-Carle, h/w, dated 08/15/1995, recorded 08/17/1995 in Book 5122, Page 90.

Parcel Number: 11-00-15008-00-2.

Location of property: 821 Shaw Avenue, Lansdale, PA 19446-2335.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda A. Childs** at the suit of Citimortgage, Inc., s/b/m to Principal Residential Mortgage, Inc. Debt: \$87,730.20.

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

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

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

11-27109

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Ambler Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of School Village, made for Gwynedd Woods, Inc., by C. Raymond Weir Associates, Inc., Ambler, Pennsylvania on 1/11/1978 and last revised 5/8/1978, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-32, Page 71, described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hendricks Street (56 feet wide), said point being the two following courses and distances along the Southwesterly side of Hendricks Street from a point of curve on the Northwesterly side of Tennis Avenue (40 feet wide): (1) on the arc of a circle curving to the left, having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent; and (2) North 48 degrees, 58 minutes West, 321.00 feet to the point of beginning; thence extending from said point of beginning, along Lot Number 26, South 41 degrees, 02 minutes West, 125.00 feet to a point, a corner of Lot Number 39; thence extending along same, North 48 degrees, 58 minutes West, 50.00 feet to a point, a corner of Lot Number 24; thence extending along same, North 41 degrees, 02 minutes East, 125.00 feet to a point on the Southwesterly side of Hendricks Street, thence extending along the same, South 48 degrees, 58 minutes East, 50.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 25, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Eberz, by Deed from Richard A. Eberz and Matthew Eherz, Jr. dated 03/21/2006, and recorded on 03/03/2006 in Book 5592, page 812.

Parcel Number: 01-00-02153-10-5.

Location of property: 224 Hendricks Street, Ambler, PA 19002-4206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard A. Eberz a/k/a Richard A. Eberz, II** at the suit of Bank of America, National Association. Debt: \$344,114.18.

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.

11-27390

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenement thereon erected, hereditaments and appurtenances, situate at Glenside Manor, **Abington Township**, Montgomery County, State of Pennsylvania described in a survey by H. H. Metz, C. E. recorded in Norristown in Deed Book No. 729, Page 600, as follows:

BEGINNING at a point (being a corner) formed by the intersection of the Northeasterly line of Magnolia Lane (40 feet wide) and the Northwesterly line of Fairview Avenue (50 feet wide); thence extending along said Magnolia Lane, North 45 degrees, 9 minutes West, 30.28 feet to a point; thence extending North 44 degrees, 16 minutes East, 122.56 feet to a point; thence extending South 44 degrees, 51 minutes East, 65.60 feet to a point; thence extending Southwestwardly along the said Northwesterly side of Fairview Avenue, 126.06 feet to the first mentioned point and place of beginning.

SAID lot being known and designated on the plan aforesaid as Lot No. 1, Block No. 11.

BEING the same premises which Greg A. MacNichol and Leslie L. MacNichol by Deed dated 3/28/2005 and recorded 4/7/2005 in Montgomery County in Deed Book 5549, Page 1303 granted and conveyed unto Joseph T. Lamond and Elizabeth J. Lamond.

Parcel Number: 30-00-40308-00-9.

Location of property: 2701 Magnolia Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth J. Lamond and Joseph T. Lamond** at the suit of U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency. Debt: \$178,446.45.

Jennifer Frechie, Attorney. I.D. #316160

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

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

11-29429

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

BEGINNING at a point on the Southwesterly side of Stetson Road (40 feet wide) said point being at the distance of four hundred forty-three and forty one-hundredths feet measured in a Northwesterly direction along the said side of Stetson Road on a line curving to the right having a radius of eighteen hundred forty feet from a point of reverse curve on the said side of Stetson Road said point being the Northwesternmost terminus of a radius around corner which connects the said side of Stetson Road with the Northwesterly side of Old York (80 feet wide); thence extending from the first mentioned point of beginning South 39 degrees, 12 minutes, 45 seconds West along the line of Lot No. 28 on the aforesaid plan one hundred seventy-two and eighty one-hundredths feet to a point; thence extending North 00 degrees, 47 minutes, 15 seconds West, ninety-five feet to a point; thence extending North 38 degrees, 12 minutes, 45 seconds East through Lot No. 26 on the aforesaid plan one hundred eighty-six and seventy-seven one-hundredths feet to a point on the Southwesterly side of Stetson Road; thence extending in a Southeasterly direction along the said side of Stetson Road on a line to the left having a radius of eighteen hundred forty feet the arc distance of ninety-six and three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number Twenty-Seven plus the Easternmost ten feet of Lot Number Twenty-Six to the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED TO Dennis Montague by Deed from Martin L. Klein and Louise Klein, dated 12/10/1999 and recorded 12/22/1999 in Book 5301, Page 448.

Parcel Number: 31-00-25309-00-4.

Location of property: 630 Stetson Road, Elkins Park, PA 19027-2525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis Montague** at the suit of Arlp Trust. Debt: \$209,797.65.

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

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

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

11-30684

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lizanne B. Friel and Robert Brace** at the suit of GMAC Mortgage, LLC. Debt: \$299,773.88.

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

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

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

11-33489

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, being Lots Nos. 405, 406, 407, 503, 504 and 505 in a certain plan of lots known as the Plan of Willow Grove Heights which plan is recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 380, Page 500 and bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Highland Avenue at the distance of 155.78 feet from the Southeast side of Welsh Road; thence Northwesterly at right angles to said Highland Avenue by Lots Nos. 404, 35, 36, 37 and 38, 224.79 feet to the Southeast side of Reservoir Avenue; thence along the said side of said avenue, Southwesterly, 75 feet; thence Southeasterly parallel to the first described line of Lots Nos. 502 and 408, 224.24 feet to the Northwesterly side of Highland Avenue; thence along the said side thereof, Northeasterly, 75 feet to the place of beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THOSE THREE CERTAIN lots with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Nos. 503, 504 and 505 on a plan of lots known as Willow Grove Heights, which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 380, Page 500, and bounded and described, as follows, to wit:

BEGINNING at an interior point 106.08 feet measured North 46 degrees, 30 minutes West from a point in the Northwesterly side of High Avenue (formerly Highland Avenue, 50 feet wide), which last mentioned point is 425 feet measured North 43 degrees, 30 minutes East from the Northeasterly side of Rubicam Avenue (50 feet wide); thence extending along the rear lines of Lots 407, 406 and 405 on said plan, North 43 degrees, 30 minutes East, 75 feet to a point a corner; thence North 46 degrees, 30 minutes West, 118.70 feet to a corner on the Southeasterly side of Reservoir Avenue (35 feet wide); thence extending along the same South 43 degrees, 5 minutes West, 75 feet to a corner; and thence extending South 46 degrees, 30 minutes East, 118.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Garnet Muse, by Deed from Frances R. Ward, Widow, dated 04/22/1999, recorded 08/17/1999 in Book 5284, Page 288.

Parcel Number: 30-00-28568-00-4.

Location of property: 1738 High Avenue a/k/a 1736-1738 High Avenue, Willow Grove, PA 19090-4513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Garnet Muse** at the suit of Wells Fargo Bank, N.A. Debt: \$213,954.66.

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

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

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

11-34144

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot #13 described in accordance with a Plan of Section #3 of Lafayette Park, made for Anthony J. Volpi, by Valley Forge Engineers, Inc., King of Prussia, Pennsylvania, dated July 11th, 1958 and last revised November 22nd, 1958, as follows, to wit:

BEGINNING at a point on the Southwest side of General Steuben Road (50 feet wide) measured the four following courses and distances along the side thereof from a point of tangency of a curve on the Northeast side of General Armstrong Road (50 feet wide): (1) Southeastwardly and the Northeastwardly on the arc of a circle curving to the left with a radius of 15 feet the arc distance of 22.21 feet to a point of compound curve; (2) 425 feet the arc distance of 8.67 feet; (3) North 42 degrees, 4 minutes East, 33.25 feet (40 Northeastwardly and Northwestwardly) on the arc of a circle curving to the left with a radius of 325 feet the arc distance of 189.46 feet; thence from said point of beginning along the Southwest side of General Steuben Road Southwestwardly on the arc of a circle curving to the left with a radius of 325 feet the arc distance of 107.77 feet, the chord of said arc bearing North 20 degrees, 50 minutes West, 107.28 feet to a point; thence continuing along the said side of General Steuben Road, North 30 minutes, West 6 feet to a corner of Lot #14; thence along Lot #14 South 59 degrees, 40 minutes West, 126.15 feet to a point in line of lands of First Baptist Church of Bridgeport; thence along said land and along the Westerly side of a 10 feet wide utility easement, South 6 degrees, 16 minutes East, 70.79 feet to a corner of Lot #12; thence along Lot #12 North 78 degrees, 40 minutes East, 195.21 feet to the first mentioned point and place of beginning.

BEING the same premises which Philip Botti and Jennifer Botti, husband and wife, by Deed dated December 13, 2007 and recorded February 25, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5683, Page 00713, granted and conveyed unto Philip Botti and Jennifer Botti, husband and wife as to a 2/3 interest and Lynn M. Schutzman, aunt as to a 1/3 interest.

Parcel Number: 58-00-08266-00-1.

Location of property: 573 General Steuben Road, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Philip Botti, Jennifer Botti, husband and wife as to a 2/3 interest and Lynn M. Schutzman, aunt as to a 1/3 interest** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-HE3, Asset-Backed Pass-Thru Certificates, Series 2006-HE3. Debt: \$344,560.67.

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.

11-34390

ALL THAT CERTAIN lot or piece of land, situate in **Red Hill Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation by John G. Walter, Jr., Registered Engineer, dated July 1, 1970 and recorded in the Office of the Recorder of Deeds on 7/23/1970 in Plan Book A-17, Page 12, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (50 feet wide) at the following two courses and distances measured along the said side of Jefferson Street from a point of curve on the Southeasterly side of 7th Street (50 feet wide): (1) on the arc of a circle curving to the right in a Southeastwardly direction having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent in same; thence (2) South 21 degrees, 47 minutes, 30 seconds East, 100 feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street measured South 21 degrees, 47 minutes, 30 seconds East, 20 feet and extending of that width in length or depth measured South 68 degrees, 12 minutes, 30 seconds West, 155 feet to a 20 feet wide alley running Northwestwardly into 7th Street.

BEING Lot No. 44 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Taylor, III and Joni M. Taylor, h/w, by Deed from John Dehelian and Gail E. Dehelian, h/w, dated 03/26/2001, recorded 03/30/2001 in Book 5354, Page 1850.

Parcel Number: 17-00-00148-03-3.

Location of property: 681 Jefferson Street, Red Hill, PA 18076-1303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Taylor, III and Joni M. Taylor** at the suit of Wells Fargo Bank, N.A. Debt: \$131,457.89.

Matthew J. 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.

11-35585

TRACT No. 1

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

BEGINNING at a stake at the Southeast corner of Church Road and Boraten Street; thence along Church Road South 13 degrees, 42 minutes West, 175 feet, 4 inches to line of land now or late of Garrett E. Brownback; thence along said land South 88 degrees, 56 minutes East, 53 feet, 2 inches to an iron pin; thence along land now or late of Blanche McDowell North 10 degrees, 22 minutes East, 172 feet, 1 inch to Boraten Street; thence along said street North 87 degrees, 15 minutes West, 42 feet, 8 inches to the place of beginning.

TRACT No. 2

ALL THAT CERTAIN tract of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan laid out by John Boraten, dated March 25, 1929 and Numbered 32800, as follows, to wit:

BEGINNING at a point at the Northeast corner of Church Road (now known as Boraten Road) and Boraten Street; thence along Church Road North 13 degrees, 42 minutes East, 200 feet, more or less, to a point; thence Southeasterly 50 feet, more or less to a point a corner of this and land late of Blanche McDowell; thence along said land late of Blanche McDowell Southwesterly 150 feet, more or less, to a wild cherry tree; thence South 10 degrees, 22 minutes West, 44 feet, 9 inches to the North said of Boraten Street; thence along said North side of Boraten Street North (direction inadvertently omitted in Deed Book 4901, Page 1310), 87 degrees, 15 minutes West (shown as East in Deed Book 4901, Page 1310) 40 feet, 9 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John P. McElwee, by Deed from Joseph M. Holland and Edward C. Holland, Jr., dated 05/20/2005, recorded 05/31/2005 in Book 5555, Page 2524.

Parcel Number: 37-00-00237-00-5.

Location of property: 19 Boraten Road, Royersford, PA 19468-1002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John P. McElwee** at the suit of Wells Fargo Bank, N.A. Debt: \$104,543.43.

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

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

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

12-00194

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan thereof made by Barton and Martin, Engineers, dated March 10, 1945, being part of Plan of Juniper Park Development made by Franklin and Lindsey, dated July 28, 1941, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Stetson Road (40 feet wide) said point being at the distance of 82.74 feet measured in a Northwesterly direction along said side of Stetson Road on a line curving to the right having a radius of 1,840 feet from a point of reverse curve on the said side of Stetson Road, said point being the Northwestern

terminus of a radius round a corner which connects the said side of Stetson Road with the Northwesterly side of Old York Road (80 feet wide); thence extending from the first mentioned point and place of beginning South 39 degrees, 12 minutes, 45 seconds West along the line of Lot No. 32 on the aforesaid plan 165.22 feet to a point; thence North 50 degrees, 47 minutes, 15 seconds West, 60 feet to a point; thence North 39 degrees, 12 minutes, 45 seconds East, 161.59 feet to a point in the Southwesterly side of Stetson Road; thence extending in a Southeasterly direction along the said side of Stetson Road on a line curving to the left having a radius of 1,840 feet the arc distance of 60.11 feet to the first mentioned point and place of beginning.

BEING the Easternmost part of Lot No. 31 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William E. Gibbons and Marba T. Gibbons, his wife, by Deed from George M. Cross, IV and Shelly D. Watts-Cross, a/k/a Shelly D.W. Cross, his wife, dated 09/17/2004, recorded 05/26/2005 in Book 5555, Page 1621.

Parcel Number: 31-00-29968-00-7.

Location of property: 7722 Old York Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Gibbons and Marba T. Gibbons** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Mortgage Pass-Through Certificates, Series 2006-WMC1. Debt: \$433,945.65.

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

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

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

12-01926

ALL THAT CERTAIN lot or piece of ground, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 80 on a plan recorded at Norristown, in Deed Book 571, Page 500, and described according to a survey made by C. Raymond Weir, Registered Engineer, for Ambler Improvement Association, Inc., dated January 24, 1947, as follows:

BEGINNING at a point on the Northerly side of Highland Avenue (fifty feet wide) at the distance of one hundred eleven and two-tenths feet from side of South Highland Avenue South eighty degrees, forty-five minutes East, fifty feet to a point, a corner of Lot No. 81 on said plan; thence along said Lot No. 81, North nine degrees, fifteen minutes East, one hundred fifty-eight feet to a point in line of Lot No. 77 on said plan; thence along Lot No. 77, North eighty degrees, forty-five minutes West, fifteen and three-tenths feet to a point; thence South fifty-six degrees, thirty minutes West, forty-seven and two-tenths feet to a point a corner of Lot No. 79 on said plan; thence by said Lot No. 79 South nine degrees, fifteen minutes West, one hundred twenty-six feet to the first mentioned point and place of beginning.

BEING the same premises which Estelle L. Hurt, by Indenture dated May 9, 1959 and duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 2968, Page 444 &c., granted and conveyed unto William E. Newman and Josie S. Newman, his wife, as Tenants by the Entireties, in fee.

UNDER AND SUBJECT to certain restrictions, as of record in Deed Book 740/427.

TITLE TO SAID PREMISES IS VESTED IN Towanda Ganges, William Newman, and Josie S. Newman by deed from William E. Newman and Josie S. Newman, his wife, dated February 7, 2003 and recorded February 18, 2003 in Deed Book 5446, Page 1610.

Parcel Number: 01-00-02161-00-7.

Location of property: 209 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Towanda Ganges, William Newman and Josie S. Newman** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2005-J12 Mortgage Pass-Through Certificates, Series 2005-J12. Debt: \$366,315.60.

Marc S. Weisberg, Attorney.

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

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

12-01932

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

BEGINNING at the point of intersection of the Northerly side of Warren Street with the Northwesterly side of an alley 20 feet in width, said point being also at the distance of 125.9 feet Northwesterly from the point of intersection of said Northeasterly side of Warren Street with the Northwesterly side of Astor Street; thence along said side of Warren Northwesterly 20 feet to a point in line of lands conveyed to Albert Cox; thence extending along said land Northeasterly the line extending through the middle of the party wall between the house located on the premises covered hereunder and the one on the adjoining lot conveyed to Albert Cox, 126.75 feet to a point in the middle line of an alley 20 feet in width laid out under an agreement between Franklin L. Wright, et ux. and Christopher B. Daring, et ux. dated June 30, 1930, recorded in Deed Book 1106, Page 494; thence extending along middle line of said alley Southeasterly 20 feet to a point on the Northwesterly side of the first mentioned alley 20 feet in width; thence extending along said side of said alley Southwesterly 126.75 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, right and privilege of and in a passage in and along two certain alleys each laid out 20 feet in width under an agreement between Franklin L. Wright and wife and Christopher B. Daring and wife dated June 30, 1930 and recorded in Deed Book 1106, Page 494 as therein more fully described and set forth.

TOGETHER with the free ingress, egress and regress to and for the said Clarence H. Maple and Clara N. Maple, his wife, their heirs and assigns and their tenants, under tenants, occupiers of possessors of the premises to the proportionate part of all necessary charges and expenses which shall from time to time accrue in the maintenance of the alley 20 feet in width, beginning at a point 116.75 feet Northeastwardly from Warren Street and at the distance of 125.9 feet Northwestwardly from Astor Street, being the alley first described in said agreement.

UNDER AND SUBJECT to restrictions as in Deed Book Agreement as in Deed Book 1106, Page 494 as to alleys.

ALSO UNDER AND SUBJECT to easement of alleys along rear.

TITLE TO SAID PREMISES IS VESTED IN A. Jason Wallace, by Deed from Linda Rohrer, Executrix of the Jan S. Martin, a/k/a, Janet Martin-Kagan Estate, dated 10/12/2004, recorded 01/26/2005 in Book 5541, Page 1919.

Parcel Number: 13-00-37912-00-1.

Location of property: 415 West Warren Street a/k/a 415 Warren Street, Norristown, PA 19401-2938.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **A. Jason Wallace a/k/a Jason Wallace** at the suit of Nationstar Mortgage, LLC. Debt: \$115,859.98.

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.

12-02756

ALL THAT CERTAIN lot or piece of ground and message or tenements, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania known as Lot No. 35 on a plan of lots known as Green Acres, Section 'A' bounded and described, as follows, to wit:

BEGINNING at a point in the center line of North Keim Street a corner of this and land now or late of Leonard Weis and at a distance of twenty-nine hundred fifteen and fourteen feet from the center of the intersection of the said North Keim Street and Mervine Road; thence extending along the land of the said Leonard Weis South fifty-seven degrees, fourteen minutes East, two hundred one foot to an iron pin, a corner of Lot No. 36 on said plan; thence extending along the same South thirty-seven degrees, forty-six minutes West, one-hundred eighteen feet to an iron pin a corner on the Northeastly side of Hilltop Road (thirty-three feet wide); thence along the Northeastly side of the said Hilltop Road North fifty-two degrees, fourteen minutes West, two hundred feet to a point in the center line of the said North Keim Street; thence extending along the center line of the same North thirty-seven degrees, East one hundred feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Cino by Deed from Francis J. Puskas, II dated 7/24/2007 and recorded 8/14/2007 in Deed Book 5660, Page 1578 and Instrument No. 2007098932.

Parcel Number: 42-00-02236-00-8.

Location of property: 1632 North Keim Street, Pottstown, PA 19464-2551.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Cino** 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: \$215,950.24.

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.

12-03665

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan known as Perkiomen Crossing, made by Bursich Associates, Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, Pennsylvania 19464 dated October 30, 1990 and last revised April 18, 1991 and recorded June 5, 1991 in the Recorder of Deeds Office, Montgomery County at Norristown Pennsylvania in Plan Book A-52, Page 439 and 443, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestly side of Valley Stream Drive, said point being a corner in line corner of Lot Number 14; thence from said point of beginning along Valley Stream Drive South 20 degrees, 52 minutes, 29 seconds West, 21 feet to a point a corner in line of Lot No. 16; thence extending along the same North 69 degrees, 07 minutes, 31 seconds West, passing thru a partition wall 106.42 feet to a corner; thence extending North 20 degrees, 12 minutes, 03 seconds East, 21 feet to a point a corner in line of Lot No. 14; thence extending along the same South 69 degrees, 07 minutes, 31 seconds East passing through a partition wall 106.66 feet to the point and place of beginning.

BEING known and designated as Lot 15 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Daniel Bull by deed from Daniel Bull and Leigh Bull, husband and wife, dated November 25, 2003 and recorded December 31, 2003 in Deed Book 05466, Page 0466, Instrument Number 2003648040.

Parcel Number: 55-00-01704-22-7.

Location of property: 1153 Valley Stream Drive, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel Bull** at the suit of Deutsche Bank National Trust Company as Trustee for the Holders of GSAMP Trust 2004-AR1, Mortgage Pass-Through Certificates, Series 2004-AR-1. Debt: \$191,498.92.

Marc S. Weisberg, Attorney.

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

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

12-05216

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan 'Rydal Green' by Charles E Shoemaker, Inc., Engineers and Surveyors Abington, PA, dated 12/15/1995 last revised 2/27/1996 and recorded at Norristown, PA in Plan Book A-56, Page 333 and 334, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Timbergate Drive (40 feet wide) a corner of Lot 5 on said plan; thence from said beginning point, along line of Lot 5, North 13 degrees, 41 minutes, 42 seconds East partly through the bed of a perimeter buffer 157.06 feet to a point in the bed of said perimeter buffer, and in line of Open Space; thence partly through the bed of said perimeter buffer and along line of Open Space South 74 degrees, 19 minutes, 03 seconds East, 85.22 feet to a point a corner of Lot 3 on said plan; thence partly crossing the bed of the perimeter buffer South 06 degrees, 34 minutes, 45 seconds West, 205.68 feet to a point on the Northeasterly side of Timbergate Drive; thence along the said Northeasterly side of Timbergate Drive, on the arc of a circle curving to the left having a radius of 270.00 feet the arc distance of 122.46 feet to a point a corner of Lot 5, the first mentioned point and place of beginning.

BEING Lot 4 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Gigliotti and Cathy Gigliotti, h/w, by Deed from Ladr Realty Company, (a Pennsylvania Corporation) and Gigliotti Rydal Green Associates, L.P., a Pennsylvania Limited Partnership acting herein by its General Partner Gigliotti Rydal Green, Inc., a PA Corporation, dated 06/08/1999, recorded 06/17/1999 in Book 5276, Page 64.

Parcel Number: 30-00-67168-52-7.

Location of property: 1158 Timbergate Drive, Rydal, PA 19046-2509.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Gigliotti and Cathy A. Gigliotti** at the suit of Bank of America, National Association. Debt: \$1,309,450.48.

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

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

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

12-05306

ALL THOSE CERTAIN four lots or pieces of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof known as "Plan of Horsham Number 4019" made by William T. Muldrew, Civil Engineer, dated March 8, 1926, said plan being recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 991, Page 600, as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Columbia Avenue (fifty feet wide) said point being at the distance of ___ -five feet measured North forty-three degrees, eleven minutes East along the Southeasterly side of Columbia Avenue from its point of intersection with the Northeasterly side of Washington Avenue (forty feet wide).

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Columbia Avenue eighty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Columbia Avenue one hundred six feet.

BEING Lots Numbers 19 to 22 inclusive Block 'M' as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Edward Lyons and Michele Caputo, by Deed from Robert K. Willacy and Jean Willacy, his wife, dated 06/30/1998, recorded 07/09/1998 in Book 5232, Page 739.

Parcel Number: 36-00-02329-00-2.

Location of property: 235 Columbia Avenue a/k/a 235 Columbia Avenue A, Horsham, PA 19044-2112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Lyons and Michele Caputo a/k/a Michele Lyons** at the suit of U.S. Bank National Trust Association, not in its Individual Capacity but Solely as Delaware Trustee and U.S. Bank National Association, not in its Individual Capacity but Solely as Co-Trustee for Government Loan Securitization Trust 2011-fv1. Debt: \$139,512.67.

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

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

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

12-06848

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

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

CONTAINING in area 39,701 square feet.

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

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

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

The improvements thereon are: A single family residential dwelling.

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

Jennifer Frechie, Attorney. I.D. #316160

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

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

12-08497

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County and Commonwealth of Pennsylvania, as shown on a subdivision plan known as "Blue Bell Country Club" made by Eastern States Engineering, Inc., dated March 5, 1992, last revised May 18, 1992 and recorded in Plan Book A-53, Page 288 described, as follows, to wit:

BEGINNING at an interior point which point is measured South 73 degrees, 38 minutes, 11 seconds East, 42.52 feet from a point on the Southeasterly side of St. Andrew's Court as shown on said plan; thence extending North 34 degrees, 59 minutes, 46 seconds East, 36 feet to a point; thence extending partly along Unit No. 167 on said plan, South 55 degrees, 00 minutes, 14 seconds East, 95.33 feet to a point; thence extending South 34 degrees, 59 minutes, 46 seconds West, 36 feet to a point; thence extending North 55 degrees, 00 minutes, 14 seconds West, 95.33 feet to the point and place of beginning.

BEING Unit No. 168 on said plan.

TITLE OF RECORD IS VESTED IN Traci A. Stein, by virtue of Deed from Dennis Burns and Meredith Burns, dated 11/30/2005 and recorded 12/15/2005 at Norristown, Pennsylvania in Deed Book 5583, Page 408.

Parcel Number: 66-00-05972-52-3.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Traci Ann Stein** at the suit of Singer Financial Corporation. Debt: \$179,359.77 (reassessment petition pending).

Craig H. Fox, Attorney.

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

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

12-10587

ALL THAT CERTAIN lot or piece of ground, together with the two story, stone and brick message or tenement thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, within the boundaries of Old York Village, Plan of said Village was approved by the Board of Commissioners July 17th, 1934; according to a survey and plan thereof made by Albright and Friel, Inc. Civil Engineers and Surveyors on file in the office of Emy and Nolen, 1716 Cheltenham Avenue, Philadelphia, showing the correct position of the boundary lines in reference to the position of the County Line as confirmed by Old York Village dated July 25th, 1935; and lots described, as follows, to wit:

SITUATE on the Southeasterly side of Easton Road (fifty feet wide) at the distance of three hundred and thirty-nine and five-tenths feet Northeastwardly from point marked by concrete monument, the intersection of the produced Southeasterly side of Euston Road and the produced Northeasterly side of Cheltenham Avenue, said point being at a distance of sixteen feet Northeastwardly from the County Line.

CONTAINING in front or breadth on the said Euston Road twenty-eight feet and extending of that width in length or depth Southeasterly between parallel lines at right angles to Euston Road, the Southwesterly line thereof extending partly through a certain party wall, one hundred and twelve feet, including a certain twelve feet wide driveway, which extends Northeastwardly and Northwardly along the rear of properties facing Euston Road and Northwardly and Northwestwardly along the rear of properties facing Erlen Road and leads in Cedar Lane and extending Southwestwardly communicating at its Southwesternmost end with another twelve feet wide driveway which extends northwestwardly into Euston Road.

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

Parcel Number: 31-00-09643-00-1.

Location of property: 7433 Euston Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Doris Batchelor** at the suit of School District of Cheltenham Township. Debt: \$5,470.74.

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.

12-11721

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of part of 'Roslyn Heights', made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on 11-12-1959 and revised 2-20-1960, as follows, to wit:

BEGINNING at a point on the Northwestern side of Birchwood Avenue (50 feet wide), which point is measured North 44 degrees, 00 minutes East, 507 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 15.70 feet from a point on the Northeasterly side of Patane Avenue (50 feet wide).

CONTAINING in front or breadth on said Birchwood Avenue, 39.75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Birchwood Avenue 120 feet, the Southwesterly line thereof partly passing through the party wall between this premises and the premises adjoining on the Southwest.

BEING House No. 1544 (Lot No. 227 A), also being a part of Lot No. 54, all of Lot No. 55 and part of Lot No. 56, Block 'J' as shown on a plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN David B. Jackson and Andrea R. Jackson, his wife, by Deed from Stephen Mitros, Jr. and Joan B. Mitros, his wife, dated 10/26/1999, recorded 11/26/1999 in Book 5298, Page 393.

Parcel Number: 30-00-04376-00-4.

Location of property: 1544 Birchwood Avenue, Roslyn, PA 19001-1504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David B. Jackson and Andrea R. Jackson** 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: \$174,953.94.

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.

12-11847

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lots No. 3 and 4 Block on Plan of Plumlyn Park Annex as prepared by H.D. Herber, dated 5/18/1949 and bounded and described in accordance thereto, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of Germantown Pike (50 feet wide) and the Southeasterly side of Adair Drive West (50 feet wide); thence along the said side of Adair Drive West North 44 degrees, 30 minutes East, 214.40 feet to a point a corner of Lot No. 22; thence along the same South 45 degrees, 30 minutes East, 149.82 feet to a point a corner of Lot No. 2; thence along the same South 44 degrees, 30 minutes West, 287.20 feet to a point a corner on the Northeasterly side of Germantown Pike aforesaid; and thence along the said side thereof North 48 degrees, 15 minutes West, 150 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William J. Wagman and Marion G. Christman from Robert A. Spinio and Mary A. Spinio, by Deed, dated 08/02/2007 and recorded 08/15/2007 in Book 5660, Page 2180.

BY virtue of the death of William J. Wagman on 01/22/2010, title of said property was automatically vested to Marion G. Christman.

Parcel Number: 67-00-01408-00-1.

Location of property: 3211 West Germantown Pike a/k/a 3211 Germantown Pike, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marion G. Christman** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but as Trustee of Arlp Trust 4. Debt: \$314,337.88.

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

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

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

12-12173

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Lots in Roslyn Valley No. 2, prepared for Mr. David Lutz by C. Raymond Weir, Registered Surveyors, Ambler, PA, June 5, 1941, and revised August 14, 1941, as follows, to wit:

BEGINNING at a point on the Southerly side of Fernwood Avenue (50 feet wide) a corner of Lot 19 on said plan, at the distance of seven hundred twenty and ninety-two hundredths feet (crossing a twenty feet wide right-of-way) measured South eighty-six degrees, thirty-four minutes West along the Southerly side of said Fernwood Avenue from a point, which point is measured on the arc of a circle curving to the right with a radius of one hundred fifty feet, the arc distance of one hundred nineteen and seventy-seven hundredths feet from a point, which said point is at a distance of seven and five-hundredths feet measured South forty degrees, forty-nine minutes West from a point of curve, which point of curve is measured on a radius of round corner whose radius is twenty feet the arc distance of thirty-one and forty one-hundredths feet from a point of tangent on the Southwesterly side of Woodland Road; thence from the beginning point and leaving the Southerly side of Fernwood Avenue and extending along Lot 19 South three degrees, twenty-six minutes East, one hundred thirty-one and thirty-two hundredths feet to a point; thence extending South eighty-four degrees, twenty-seven minutes, seven seconds West, fifty-four and four-hundredths feet to a point a corner of Lot 21; thence extending along said Lot 21, North three degrees, twenty-six minutes West, one hundred thirty-three and thirty one-hundredths feet to a point on the Southerly side of said Fernwood Avenue; and thence extending along the Southerly side of said Fernwood Avenue North eighty-six degrees, thirty-four minutes East, fifty-four feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Domenico Sestito and Antonella Conforto-Sestito given by Stephanie Kay Lehrbach, unmarried, dated 03/24/2008, recorded 04/08/2008 in Book 5688, Page 00276.

Parcel Number: 30-00-20168-00-7.

Location of property: 2558 Fernwood Avenue, Abington, PA 19001-3104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Domenico Sestito and Antonella Conforto-Sestito** at the suit of Bayview Loan Servicing, LLC. Debt: \$268,766.66.

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

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

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

12-12190

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Subdivision Plan "Country Walk" made by Gilmore & Associates, Inc., Consulting Engineers & Land Surveyors, dated 10/4/1999 and last revised on 8/11/2000 and recorded in Plan Book A-59, Page 338, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Country Drive (50 feet wide) at a corner of this and lands now or late of James L. and Mabel B. Meloy; thence extending along the same North 52 degrees, 10 minutes, 28 seconds West, 200.21 feet to a point a corner in line of Lot 25; thence extending along the same North 38 degrees, 04 minutes, 42 seconds East, 100.00 feet to a point a corner in line of Lot 18; thence extending along the same South 52 degrees, 10 minutes, 28 seconds East, 200.21 feet to a point a corner on the Northwesterly side of Country Drive; thence extending along the same South 38 degrees, 06 minutes, 41 seconds West, 100.00 feet to a point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles C. Avery, Jr. and Tanjania M. Avery, h/w, by Deed from Country Walk Properties, L.P., Limited Partnership, dated 10/04/2002, recorded 10/23/2002 in Book 5431, Page 119.

Parcel Number: 42-00-01073-27-1.

Location of property: 18 Country Drive, Pottstown, PA 19464-7222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles C. Avery, Jr. and Tanjania M. Avery** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC. Debt: \$326,895.37.

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.

12-12613

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Robby's Subdivision made by Aston Surveyor/Engineers, Inc., dated 5/8/2002 last revised 1/13/2003 in Plan Book A-61, Page 204, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Winding Road (50 feet wide) said point of beginning being a point a corner of land now or late of John R. and Elizabeth Camperson; thence from said point of beginning and along said side of Winding Road, North 30 degrees, 14 minutes, 7 seconds East and crossing a certain utility and drainage easement, a certain concrete meter pit a distance of 50.57 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot, North 88 degrees, 15 minutes, 30 seconds East and re-crossing aforesaid easement a distance

of 135.55 feet to a point of curve on the Northwesterly side of Sunnybrook Road (30 feet wide); thence along same, the 2 following courses and distances: (1) on arc of a circle curving to the left having a radius of 285 feet and the arc distance of 54.85 feet to a point of tangent; and (2) South 32 degrees, 36 minutes, 37 seconds West, 47.50 feet to a point a corner of lands now or late of John R. and Elizabeth Camperson; thence along said lands, North 70 degrees, 50 minutes, 23 seconds West re-crossing aforesaid easement, wires, pipes, poles, etc., a distance of 107.50 feet to the first mentioned point and place of beginning.

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

Parcel Number: 16-00-33512-01-5.

Location of property: 37 Winding Road, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Summit View, Inc.** at the suit of Borough of Pottstown. Debt: \$2,152.84.

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.

12-12624

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

BEGINNING at a pin in a line of land of the Lindsay Coates Estate, in the middle of a right-of-way to the Coates property, laid out thirty-three feet wide and now called Church Street; thence along land of said Coates Estate, South twenty-four degrees, fifty-four minutes East, one hundred ninety-six and thirty-seven one-hundredths feet to a stake; thence along the next described tract, South sixty-five degrees, six minutes West, one hundred nine and seventy-nine one-hundredths feet to a point, a corner of land conveyed to James J. Burns and Marion H. Burns, his wife; thence along said land, North eighteen degrees, fifty-one minutes West, two hundred six and eighty-five one-hundredths feet to a pointing the center line of Church Street; thence along the center line thereof, North seventy-one degrees, nine minutes East, eighty-eight and five-tenths feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN tract or piece of land, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on plan prepared by Donald H. Schurr, Civil Engineer and Surveyors, dated March 31st, 1966, and bounded and described, as follows, to wit:

BEGINNING at a point marking the common corner of lands of Joseph R. Gambone to the Northwest and lands now or late of Nick Delcollo, et al. to the Southeast, said corner being on the Southwesterly line of King Alley (not opened) said point also being one hundred ninety-six and thirty-seven one-hundredths feet in Deed Book 2314, Page 284, measured Southeasterly along said King Alley from its intersection with the center line of Church Street; thence along said King Alley, South twenty-five degrees, thirty-three minutes East, a distance of nine and seventy-one one-hundredths feet to a point, a corner; thence in and through other lands now or late of Nick Delcollo, et al., South sixty-five degrees, one minute West, one hundred ten and twenty-eight one-hundredths feet to a point, a corner; thence still along the same, North twenty-four degrees, fifty-nine minutes West, nine and seventy-one one-hundredths feet to a point, a corner said point being the common corner of lands of Joseph R. Gambone and lands of James J. Burns; thence along lands of the said Joseph R. Gambone, through a garage building North sixty-five degrees, one minute East, one hundred ten and nineteen one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Pasquale given by Albert Romano dated 1/15/2003 reordered 2/11/2003 in Book 5445, Page 2083, Instrument #003059.

David Pasquale died on 3/3/2009, upon information and belief, the surviving heirs are Alexis Parker, and Lisa Pasquale. Parcel Number: 58-00-03541-00-1.

Location of property: 416 Church Street, King of Prussia, PA 19406-2510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexis Parker a/k/a Alexis A. Pasquale, in her Capacity as Devisee of the Estate of David Pasquale, Lisa Pasquale a/k/a Lisa Elizabeth Pasquale, in her Capacity as Executrix and Devisee of the Estate of David Pasquale and Rocco Pasquale, in his Capacity as Devisee of the Estate of David Pasquale** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-3. Debt: \$406,255.59.

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

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

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

12-12959

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

BEGINNING at a point, in the Northeasterly line of Arboretum Road, distant, 141.62 feet, Southeastward, from the Southeasterly end of the curve connecting the Northeasterly line of Arboretum Road, with the Northwesterly line of Arboretum Road, said connecting curve having a radius of 175.00 feet, and the beginning point being in the division

line between Lot 8 and Lot 9, Block 10, on a Plan of Curtis Hills; thence, South 45 degrees, 14 minutes, 52 seconds East, along the Northeasterly line of Arboretum Road, 135.00 feet, to a point, in the division line between Lot 7 and Lot 8, Block 10, on said plan; thence, North 44 degrees, 45 minutes, 08 seconds East, along the division line between Lot 7 and Lot 8, Block 10, on said plan, 189.43 feet, to a point; thence, North 43 degrees, 34 minutes, 30 seconds West, the distance of 53.19 feet, to a point; thence, North 66 degrees, 48 minutes, 20 seconds West, the distance of 87.98 feet, to a point, in the division line between Lot 8 and Lot 9, Block 10, on said plan; thence, South 44 degrees, 45 minutes, 08 seconds West, along the last mentioned division line, 157.68 feet, to the place of beginning.

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

BEING known as Lot 8, Block 10, as shown on a Plan of Curtis Hills, Section Number 3, dated July 8, 1953, made by George B. Mebus, Registered Professional Engineer.

TITLE TO SAID PREMISES IS VESTED IN Siouda A. Chestnut, by Deed from Glenn Wilson, dated 01/17/2006, recorded 02/02/2006 in Book 5589, Page 193.

Parcel Number: 31-00-00409-00-1.

Location of property: 1014 Arboretum Road, Wyncote, PA 19095-2110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Siouda A. Chestnut** at the suit of HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AF1. Debt: \$366,343.15.

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.

12-13943

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a Phase Plan Cheswick Subdivision, made for Streeter 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 Northeasterly side of Cambridge Circle (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Northeasterly side of Windsor Drive (50 feet wide), viz: (1) on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 28.64 feet to a point; (2) North 73 degrees, 21 minutes, 24 seconds East, 105.76 feet to a point; (3) on the arc of a circle curving to the right, having a radius of 175.00 feet the arc distance of 190.75 feet to a point; and (4) South 44 degrees, 11 minutes, 27 seconds East, 216.35 feet to the place of beginning.

CONTAINING in front or breadth Southeastwardly along the said Northeasterly side of Cambridge Circle 50.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles thereto 106.12 feet.

BEING Lot Number 40, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David M. Repsik and Lynne M. Repsik, husband and wife, by Deed from Jeffrey J. Ross, dated 5/20/1993 and recorded 6/1/1993 in Deed Book 5042, Page 2104.

Parcel Number: 50-00-00198-12-1.

Location of property: 383 Cambridge Circle, Harleysville, PA 19438-2375.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David M. Repsik and Lynne M. Repsik** at the suit of Wells Fargo Bank, N.A. Debt: \$232,795.36 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.

12-14496

ALL THAT CERTAIN Unit designated as Unit 302 Building B, being a Unit in the Somerset House Condominium, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on a Plan of Somerset House Condominium made for Somerset House Condominium Association by Robert A. Gilmour R.A. dated July 9, 1984 and recorded July 16, 1984 in Deed Book 4741, Page 2480.

TOGETHER with all right, title and interest being a 1.42 percentage undivided interest of, in and to the Common Element, as set forth in the Declaration of Condominium, recorded July 16, 1984 in Deed Book 4741, Page 2420.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Somerset House Condominium.

BEING the same premises which Cheryl L. Brokaw, by Deed dated July 29, 1999 and recorded August 9, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5282, Page 2197, granted and conveyed unto Cheryl L. Brokaw, a single woman.

Parcel Number: 54-00-02381-23-8.

Location of property: 120 Bethlehem Pike, Unit 302B a/k/a 120 North Bethlehem Pike, Unit 302B, Fort Washington, PA 19034.

The improvements thereon are: Condominium garden style - common ent. 1-3 story.

Seized and taken in execution as the property of **Cheryl L. Brokaw, a single woman** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1. Debt: \$95,458.71.

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.

12-14726

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Final Plan thereof made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated 8/7/1961, as follows, to wit:

BEGINNING at the point formed by the intersection of the Southwesterly side of Hampden Avenue (50 feet wide) with the Southeasterly side of Windsor Avenue (50 feet wide); thence extending from said beginning point along the said beginning point along the Southwesterly side of Hampden Avenue, South 12 degrees, 11 minutes East, 75 feet to a point; thence extending South 77 degrees, 49 minutes West, 100 feet to a point; thence extending North 12 degrees, 11 minutes West, 75 feet to a point on the Southeasterly side of Windsor Avenue aforesaid; thence extending along the same North 77 degrees, 49 minutes East, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Phung Kkhac Pham and Nhung Thi Pham**, by Deed from Barbara Bonniwell Holt, dated 08/22/2005, recorded 08/28/2005, in Book 05572, Page 2579.

Parcel Number: 12-00-01708-00-8.

Location of property: 108 Hampden Avenue, Narberth, PA 19072-1908.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Phung K. Pham a/k/a Phung Kkhac Pham and Nhung T. Pham a/k/a Nhung Thi Pham** at the suit of Deutsche Bank National Trust Company, as Trustee for The Holders of the HSI Asset Securitization Corporation Trust 2006-he1. Debt: \$630,957.12.

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

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

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

12-15111

ALL THAT CERTAIN tract of ground, situate in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof dated February 6, 1967 prepared by F. Richard Urwiler, Registered Professional Engineer, Summeytown, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Gravel Pike (TR-29) (40 feet wide), said point being the intersection of the common property line of lands of Robert J. Williams and herein described lands with said center line; thence leaving said center line and extending along lands of Robert J. Williams, North 86 degrees, 52 minutes East, 293.78 feet to an iron pin; thence along lands now or late of Stanley G. Godshall, South no degrees, 12 minutes West, 148.58 feet to an iron pin; thence along other lands of Mary Walton, South 86 degrees, 52 minutes West, 307.53 feet to a point in the center line of Gravel Pike TR-29 (40 feet wide); thence along-said center line North 05 degrees, 28 minutes East, 150 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Keith M. Bell and Pamela L. Bell** by Deed from Thomas S. Smith, Jr. and Loretta A. Smith, dated September 30, 2005 and recorded October 19, 2005 in Deed Book 05576, Page 2026.

Parcel Number: 45-00-00952-00-2.

Location of property: 1093 Gravel Pike, Green Lane, PA 18054.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Keith M. Bell and Pamela L. 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 CWALT, Inc., Alternative Loan Trust 2005-57CB, Mortgage Pass-Through Certificates, Series 2005-57CB. Debt: \$225,119.72.

Jennifer L. Wunder, Attorney.

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

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

12-16416

ALL THAT CERTAIN unit, designated as Building Number 17, Unit Number 44SHA, being a unit in The Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of The Gwynedd Club, a Condominium, including Plats and Plans bearing date the 21st day of November A.D., 1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895, Page 955 &c.

TOGETHER with all right, title and interest, being a .2058 percent undivided interest, of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Hee D. Roh and Ki S. Lee, by Deed dated February 2, 2010 and recorded February 23, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5759, Page 01183, granted and conveyed unto James Karwacki.

Parcel Number: 56-00-07984-83-4.

Location of property: 44 Shannon Drive a/k/a Shannon Lane, North Wales, PA 19454.

The improvements thereon are: Condominium garden style - private entrance 1-3S.

Seized and taken in execution as the property of **James Karwacki** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$121,323.27.

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.

12-17054

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, designated as Lot No. 3405 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A 26, Page 19-A described according to a situation survey of the 3300 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point a corner of this and Unit 3404 as shown on said plan which point is measured the 5 following courses and distances from a point a corner of the Walnut Ridge Estates Subdivision in the bed of Buchert Road as show on said plan: (1) leaving Buchert Road on a course measured South 29 degrees, 00 minutes West along lands of Edgar Frye 115.00 feet; (2) South 38 degrees, 03 minutes West still along lands of Frye 128.42 feet; (3) North 79 degrees, 15 minutes West through the Walnut Ridge Estates subdivision 69.96 feet to a point on the centerline of "A" Drive; (4) South 42 degrees, 00 minutes West through "A" Drive 308.99 feet; and (5) South 40 degrees, 00 minutes East, 51.96 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course measured South 42 degrees, 00 minutes West the distance of 20.00 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05119-55-4.

Location of property: 3405 Walnut Ridge Estates, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Shawn S. Reese and Christine M. Reese** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,992.33.

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.

12-17151

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made September 9, 1919 by William T. Muldrew, C. E., as follows, to wit:

BEGINNING at a point on the Northeasterly side of Old Welsh Road (50 feet wide), at the distance of 237.3 feet Northwestwardly from the Northwesterly side of Fairview Avenue (50 feet wide); thence extending along the said side of Old Welsh Road, North 61 degrees, 28 minutes West, 37.7 feet to a point; thence extending North 28 degrees, 32 minutes East, 125 feet to a point; thence extending South 61 degrees, 28 minutes East, 37.7 feet to a point; thence extending South 28 degrees, 32 minutes West passing through the center of the party wall of said messuage 125 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jean Zipperlen, by Deed from Wayne Smith and Cydney Smith, dated 11/21/2003, recorded 02/10/2004, Instrument #2004026297.

Parcel Number: 30-00-48560-00-1.

Location of property: 2319 Old Welsh Road, Willow Grove, PA 19090-4623.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean Zipperlen** at the suit of Deutsche Bank National Trust Company on Behalf of The Certificateholders Morgan Stanley ABS Capital I, Inc., Trust 2005-NC2 Mortgage Pass-Through Certificates, Series 2005-NC2. Debt: \$196,805.44.

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.

12-19097

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a Plan of Property for York Gardens Homes, Inc., made by George C. Gilmore, Registered Surveyor, on 5/31/1943, as follows, to wit:

BEGINNING at a point in the bed of County Line Road (60 feet wide said point being 35 feet Northeast from the Southwest side of County Line Road) at the distance of 495.53 feet Northwest from the center of York Road (60 feet wide); thence extending South 37 degrees, 52 minutes West parallel to Township Line Road 158.71 feet to a point; thence extending North 52 degrees, 8 minutes West, 52 feet to a point; thence extending North 37 degrees, 52 minutes East, 158.91 feet to a point in the bed of County Line Road; thence extending along the bed of County Line Road; South 51 degrees, 55 minutes East, 52 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adriana Arena by Adriana Arena a/k/a Adriana Arena, dated 01/06/2005, recorded 01/26/2005, Book 5541, Page 01833.

Parcel Number: 08-00-01060-00-3.

Location of property: 17 West County Line Road, Hatboro, PA 19040-2060.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adriana Arena a/k/a Adriana Arena** at the suit of Morequity, Inc. Debt: \$138,480.06.

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.

12-19112

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and Plan of Section VII Woodridge Farms, made by George B. Mebus, Inc., engineer, Glenside, PA, on August 15, 1956, and described, as follows, to wit:

BEGINNING at a point on the Southwest Side of Irvin Road (50 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 28.35 feet from a point on the Southeast side of Henrietta Avenue (50 feet wide); thence extending along the Southwest side of Irvin Road South 73 degrees, 3 minutes, 14 seconds East, 60.62 feet to a point of curve; thence extending still along the same along the arc of a circle curving to the left having a radius of 175 feet the distance of 4 feet to a point; thence extending South 15 degrees, 38 minutes, 11 seconds West, 148.83 feet to a point; thence extending North 48 degrees, 16 minutes, 11 seconds West, 124.29 feet to a point on the Southeast side of Henrietta Avenue; thence extending along the Southeast side of Henrietta Avenue North 41 degrees, 43 minutes, 49 seconds East, 7.1 feet to a point of curve; thence extending along the same along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 76.84 feet to a point of reverse curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 28.35 feet to a point on the Southwest side of Irvin Road, the first mentioned point and place of beginning.

BEING Lot #91.

BEING the same premises which Alvin Weinstein and Helen Weinstein by Deed dated 8/21/2006 and recorded 10/5/2006 in Montgomery County in Deed Book 5618, Page 1504 granted and conveyed unto Michael M. Waks and Rakefet Lazovsky, as Tenants by the Entirety.

Parcel Number: 30-00-28184-00-1.

Location of property: 915 Henrietta Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rakefet Lazovsky and Michael M. Waks** 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 2006-28CB, Mortgage Pass-Through Certificates, Series 2006-28CB. Debt: \$366,551.88.

Jennifer Frechie, Attorney. I.D. #316160

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

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

12-21219

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a plan of subdivision made for Anne Y. Kochenderfer by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated 5/1/2005 and last revised 11/29/2005 and recorded in Plan Book 26, Page 37 bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Kutztown Road in line of lands now or late of Timothy S. and Chavah A. Redmond; thence extending along said road the 6 following courses and distances: (1) along the arc of a circle curving to the left having a radius of 2765.74 the arc distance of 68.92 feet to a point of tangent; (2) North 41 degrees, 46 minutes, 35 seconds East, 22.80 feet to a point on the legal right-of-way line of Kutztown Road; (3) along the arc of a circle curving to the left having a radius of 2742.84 the arc distance of 69.70 feet to a point of tangent; (4) leaving legal right-of-way line South 40 degrees, 19 minutes, 14 seconds West, 22.90 feet to a point of curve on the aforesaid side of the ultimate right-of-way line of Kutztown Road; (5) along the arc of a circle curving to the left having a radius of 2765.74 the arc distance of 51.41 feet to a point of tangent; (6) South 50 degrees, 44 minutes, 41 seconds East, 75.56 feet to a point a corner of Lot No. 6 on the above plan; thence extending along Lot No. 6 the 3 following courses and distances: (1) South 41 degrees, 00 minutes, 00 seconds West, 188.33 feet to a point; (2) South 22 degrees, 09 minutes, 14 seconds East, 94.80 feet to a point; (3) South 35 degrees, 42 minutes, 56 seconds West, 169.68 feet to a point a corner of Lot No. 2 on the above plan; thence extending along Lot No.

2 the 2 following courses and distances: (1) North 54 degrees, 17minutes, 04 seconds West, 166.87 feet to a point; (2) North 03 degrees, 09 minutes, 25 seconds East, 332.00 feet to a point a corner of lands of Redmond aforesaid; thence extending along said lands North 42 degrees, 18 minutes, 13 seconds East, 151.83 feet to a point on the aforesaid side of Kutztown Road the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald P. Deck and Kathleen A. Deck, h/w, by Deed from Anne Y. Kochenderfer, by her Agent Mary Blake Stauffer, by Power of Attorney dated April 21, 2006 and intended to be recorded forthwith, dated 04/24/2006, recorded 05/23/2006 in Book 5601, Page 2469.

Parcel Number: 57-00-01969-00-8.

Location of property: 2618 Kutztown Road, Pennsburg, PA 18073-1916.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald P. Deck a/k/a Donald Packer Deck and Kathleen A. Deck a/k/a Kathleen Ann Deck a/k/a Kathleen Ann Molohon** at the suit of GMAC Mortgage, LLC. Debt: \$263,691.38.

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

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

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

12-21287

ALL THOSE TWO CERTAIN store houses and messuage or tenement, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the North side of High Street at a corner of land formerly of Reuben Geist, now or late of Samuel H. Porter, thence by the same Northwardly 140 feet, 7 inches to a public alley known as Buttonwood Alley; thence by the same Westwardly 40 feet to land formerly of Reuben Geist, now or late of Nicholas Stasin; thence by the same Southwardly 140 feet, 7 inches to the North line of High Street aforesaid; thence by the same Eastwardly 40 feet to the place of beginning.

Parcel Number: 16-00-14964-00-5.

Location of property: 445 High Street, Pottstown, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Masjid Al-Haqq, Inc.** at the suit of Pottstown School District. Debt: \$6,283.10.

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.

12-21979

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Ferguson North Glenside No. 2, made by George B. Mebus, Civil Engineer, dated July 30, 1948, as follows, to wit:

BEGINNING at a point in the center line of Harrison Avenue (forty feet wide) at the distance of one hundred ninety-six feet Northeastly from the point of intersection which center line of Harrison Avenue meets with the center line of Woodrow Avenue (forty feet wide); thence extending North, forty-three degrees, twenty-five minutes West partly through the center of a fourteen feet wide-driveway, the distance of one hundred forty feet to a point; thence extending North, forty-six degrees, thirty-five minutes, East, forty-eight feet to a point; thence extending South forty-three degrees, twenty-five minutes East, one hundred forty feet to a point in the center line of Harrison Avenue; thence extending along the same South, forty-six degrees, thirty-five minutes West, forty-eight feet to the point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Jason S. Dunkerley and Christine V. Dunkerley, husband and wife, by Deed from Irma M. Shivers dated June 28, 2002 and recorded August 29, 2002 in Deed Book 5422, Page 0202.

Parcel Number: 30-00-27360-00-6.

Location of property: 714 Harrison Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine V. Dunkerley and Jason S. Dunkerley** 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 CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2005-HYB8, Mortgage Pass-Through Certificates, Series 2005-HYB8. Debt: \$228,300.52.

Joseph F. Riga, Attorney.

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

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

12-22914

SITUATE in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 402 on a Certain Development Plan of Walnut Ridge Estates, recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As-Built" Plan of House No. 402, prepared by Serdy, Bursich & Ruth, Inc., as endorsed to deed recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4187, Page 534, as follows:

BEGINNING at a point on the party wall between this and Lot No. 403, which point is measured the four (4) following courses and distances from the point of intersection of the center lines of Kepler Road and Buchert Road, as shown on said plan, viz: (1) extending from said point of intersection South 11 degrees, 31 minutes, 14 seconds East the distance of 185.01 feet to a concrete monument, a corner; (2) thence extending South 72 degrees, 48 minutes, 15 seconds West the distance of 97.36 feet to a point, a corner; (3) thence extending South 57 degrees, 07 minutes, 32 seconds East the distance of 126.98 feet; and (4) thence extending South 32 degrees, 52 minutes, 58 seconds West, 5.33 feet to the point of beginning.

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

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

Location of property: 402 Walnut Ridge Estates, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Brian P. McGuinness and Christine P. McGuinness a/k/a Christine Pharoah-McGuinness** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,548.09.

James R. Wood, Attorney.

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

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

12-23389

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Amended Plan of Huntingdon Dales Section No. 3, made by Charles E. Shoemaker, Registered Professional Engineer dated 11/18/1955 and plan being recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-2, Page 112, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cowbell Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side of Buckboard Road (50 feet wide): (1) leaving Buckboard Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.27 feet to a point of tangent in the Southeasterly side of Cowbell Road; and (2) South 40 degrees, 53 minutes, 55 seconds West along the Southeasterly side of Cowbell Road 381.14 feet to the place of beginning.

CONTAINING in front or breadth on the Southeasterly side of Cowbell Road 66 feet and extending of that width in length or depth Southeastwardly between lines at right angles to Cowbell Road, 137 feet.

BEING No. 125 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Lee M. Abrams and Lisa C. Abrams, by Deed from Lucy N. Woodman, dated 08/31/1999, recorded 09/23/1999 in Book 5285, Page 1145.

Parcel Number: 59-00-03691-00-3.

Location of property: 215 Cowbell Road, Willow Grove, PA 19090-1505.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lee M. Abrams a/k/a Lee Abrams a/k/a Lee Michael Abrams and Lisa C. Abrams a/k/a Lisa Claire Abrams and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$212,115.24.

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

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

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

12-23580

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 an as built survey and plan made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, on the 14th day of November, 1964 and last revised on the 18th day of November A.D., as follows, to wit:

BEGINNING at a point on the Northwesterly side of High Street (50 feet wide) at the distance of 192.21 feet measured South 50 degrees, 16 minutes, 48 seconds West, along the said side of High Street, from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 26.05 feet from a point of curve on the Southwesterly side of Roberts Street (66 feet wide).

CONTAINING in front or breadth on the said side of High Street 39.90 feet and extending of that width in length or depth Northwesterly between parallel lines at right angles to the said High Street, the Northeasterly line thereof passing partly through the center of the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northeast, thereof, 90 feet.

BEING Lot No. 57.

TITLE TO SAID PREMISES IS VESTED IN Cindy Z. Cole, as Sole Owner, by Deed from Kenneth W. Hein and Deborah J. Hein, his wife, Dated 01/31/2006, and recorded on 02/03/2006 in Book 05689, Page 0942.

Parcel Number: 13-00-16840-00-4.

Location of property: 1617 High Street, Norristown, PA 19401-3521.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cindy Z. Cole** 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: \$173,022.10.

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.

12-24710

ALL THAT CERTAIN lot or piece of ground, together with the building and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Northeastly portion of Lot No. 39 and the greater portion of Lot No. 40 as shown on Plan of Property at Melrose Park, Section 2, made for Stratford Development Company, dated February 6, 1952 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2340, Page 601, and more fully bounded and described according to a plan showing lot revision on Plan of Property at Melrose Park, Section 2, made for Stratford Development Company by George B. Mebus, Registered Professional Engineer, dated February 26, 1953 and last revised August 24, 1953, as follows, to wit:

BEGINNING at a point on the Southeastly side of Seminole Avenue (fifty feet wide) at the distance of sixty-seven and eighty-nine one-hundredths feet measured North thirty-nine degrees, twenty-nine minutes, thirty seconds East from a point of tangent in the said Southeastly side of Seminole Avenue, said point of tangent being at the arc distance of two hundred five and forty-five one-hundredths feet measured on the arc of a curve deflecting to the left having a radius of six hundred thirty-seven feet from the Northerly end of a curve having a radius of twenty feet which connects the said Southeastly side of Seminole Avenue with the Northeastly side of Towanda Avenue (fifty feet wide); thence from the point of beginning and extending North thirty-nine degrees, twenty-nine minutes, thirty seconds East along the Southeastly side of Seminole Avenue, a distance of ninety-six feet to a point; thence leaving the said Southeastly side of Seminole Avenue and extending South fifty degrees, thirty minutes, thirty seconds East, a distance of one hundred fifty-five feet to a point; thence extending South forty-two degrees, fifty-six minutes, twenty seconds West, a distance of ninety-six and eighteen one-hundredths feet to a point; thence extending North fifty degrees, thirty minutes, thirty seconds West, a distance of one hundred forty-nine and twenty-one one-hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-24289-00-7.

Location of property: 7613 Seminole Avenue, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Helene J. Betesh** at the suit of School District of Cheltenham Township. Debt: \$9,586.42.

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.

12-25053

ALL THAT CERTAIN lot or piece of land, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Wimbledon Plan of Subdivision prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc. dated 5/18/1989 last revised 10/9/1991 and recorded in Plan Book A-53, Page 112, as follows, to wit:

BEGINNING at a point on the Northeastly side of Forest Hills Drive (50 feet wide) 1 a corner of Lot No. 3 on said plan; thence from said point of beginning extending along said Lot 3, North 33 degrees, 42 minutes, 58 seconds East 165.58 feet to a point in line of lands of Linnea Ordille; thence extending along the same, South 52 degrees, 05 minutes, 05 seconds East, 131.94 feet to a point a corner of lands of Betty Weiss; thence extending along the same, South 38 degrees, 10 minutes, 26 seconds West, 68.66 feet to a point, a corner of Lot No. 5 on said plan; thence extending along same South 48 degrees, 04 minutes, 43 seconds West, 104.41 feet to a point on the Northeastly side of Forest Hills Drive aforesaid; thence extending along the same, on the arc of a circle curving to the left having a radius of 375.00 feet, the arc distance of 101.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

CONTAINING 20001 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Ann Marie Krill and Trevor Krill by deed from Gambone Brothers Development Company, dated April 30, 1992 and recorded May 5, 1992 in Deed Book 5005, Page 1403.

Parcel Number: 35-00-03579-32-8.

Location of property: 1721 Forest Hills Drive, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ann Marie Krill and Trevor Krill** at the suit of Harleysville Savings Bank. Debt: \$483,059.37.

Marc S. Weisberg, Attorney.

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

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

12-25998

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

BEING Lot No. 99.

Parcel Number: 42-00-00473-61-9.

Location of property: 113 Brookview Lane, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Marcus Holden and Denichole Holden** at the suit of Pottsgrove School District. Debt: \$3,415.91.

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.

12-27300

ALL THAT CERTAIN lot or piece of ground, situate in the **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Squirrel Run, made for Fred Betz and Sons, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated August 27, 1979 and recorded in Plan Book A-37, Page 71-A, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mettler Lane (50 feet wide), said point being a corner of "Justa Farms", Section No. 3 on said plan; thence extending from said point of beginning along said section of "Justa Farms", North 56 degrees, 49 minutes, 45 seconds West, 405.53 feet to a point, a corner of said section of "Justa Farms"; thence along the same North 32 degrees, 26 minutes, 15 seconds East, crossing a 25 feet wide easement for sanitary sewer 150.01 feet to a point on the Northeasterly side of said Easement, said point also being a corner of Lot No. 7 on said plan; thence extending along the said side of said easement and along the last mentioned lot, South 56 degrees, 49 minutes, 45 seconds East, 209.90 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same, the two following courses and distances, viz: (1) South 33 degrees, 10 minutes, 15 seconds West, recrossing said easement 125.00 feet to a point; and (2) South 56 degrees, 49 minutes, 45 seconds East, 195.00 feet to a point on the Northwesterly side of Mettler Lane, aforesaid; thence extending along the same, South 27 degrees, 20 minutes, 45 seconds West, 25.13 feet to the first mentioned point and place of beginning.

CONTAINING in area 36,248 square feet.

Parcel Number: 41-00-05682-91-9.

Location of property: 3860 Mettler Lane, Lower Moreland Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Muhammad A. Chughtai** at the suit of Lower Moreland Township School District. Debt: \$10,531.78.

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.

12-29253

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, known as Lot #41 on a Plan "Wunderland" dated the 15th day of January A.D. 1952 and revised the 6th day of February A.D. 1952 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania and recorded at Norristown in Deed Book 2219, Page 601 and more particularly bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Nolen Road (fifty feet wide) at the distance of five hundred and seven feet measured North forty-two degrees, twenty-eight minutes East along the said Southeasterly side of Nolen Road from the Northeasternmost terminus of a radial round corner connecting the said Southeasterly side of Nolen Road with the Northeasterly side of Fernwood Avenue (fifty feet wide); thence extending along the Southeasterly side of Nolen Road North forty-two degrees, twenty-eight minutes East, sixty-one feet to a point; thence extending along line of Lot #40 South forty-seven degrees, thirty-two minutes East, one hundred forty feet to a point; thence extending along the rear line of Lot #21 South forty-two degrees, twenty-eight minutes West, sixty-one feet to a point; thence extending along the line of Lot #42 North forty-seven degrees, thirty-two minutes West, one hundred forty feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain building restrictions.

TITLE TO SAID PREMISES IS VESTED IN Eric R. Campbell and Jamie L. Wilson, by Deed from Helen U. Green, dated 06/17/2009, recorded 06/19/2009 in Book 5734, Page 313.

Parcel Number: 30-00-46252-00-5.

Location of property: 1243 Nolen Road, Abington, PA 19001-2907.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric R. Campbell and Jamie L. Wilson** at the suit of JP Morgan Chase Bank, N.A. Debt: \$236,367.60.

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

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

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

13-01240

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Stanley F. Moyer, Registered Professional Engineer, dated May 23rd, 1952, as follows, to wit:

BEGINNING at a spike in the center line of East Chestnut Street (forty-eight feet wide) said spike being three hundred sixty-eight and ninety-eight one-hundredths feet measured Northeastwardly along the said center line of East Chestnut Street from a pin set at its intersection with the center line of School Lane (forty-four feet wide); thence along said center line of East Chestnut Street, the two following courses and distances: (1) North fifty-three degrees, twelve minutes East, forty-eight and ninety-two one-hundredths feet to a spike; (2) North fifty-three degrees, fifty-seven minutes East, thirteen and five-tenths feet to a point; thence North fifty-three degrees, seventeen minutes West, one hundred twenty-one and sixty-eight one-hundredths feet to a point; thence South forty-six degrees, forty-three minutes West, sixty-two feet to a point; thence South forty-three degrees, seventeen minutes East, one hundred fourteen and sixty-six one-hundredths feet to the place of beginning.

BEING Lot Number 20 on a Plan of Lots known as "Souderton Gardens".

Page 1 of 5.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described from a Survey and Plan of Souderton Gardens made on February 9, 1951 by Stanley F. Moyer, Professional Engineer, and Land Surveyor, as follows, to wit:

BEGINNING at a point a corner of Lots Numbers 20 and 21 on said plan, which point is one hundred fourteen and forty-six one-hundredths feet measured along Lot Number 20, North forty-three degrees, seventeen minutes West from a spike in the center line of East Chestnut Street (forty-eight feet wide) said spike being three hundred sixty-eight and ninety-three one-hundredths feet measured along said center line North fifty-three degrees, twelve minutes East from an iron pin at the intersection of said center line of East Chestnut Street and the center line of School Lane (forty-four feet wide); thence North forty-three degrees, seventeen minutes West, fifty-nine feet to a point, a corner of Lot Number 22; thence extending along same, North forty-six degrees, forty-three minutes East, sixty-two feet to a point; thence South forty-three degrees, seventeen minutes East, fifty-nine feet to a point, a corner of Lot Number 20; thence extending along same, South forty-six degrees, forty-three minutes West, sixty-two feet to the first mentioned point and place of beginning.

BEING a part of Lot Number 21 on said plan.

Parcel Number: 21-00-01876-00-2.

Location of property: 637 East Chestnut Street, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kyle R. Melrath and Lynette A. Melrath** at the suit of Bayview Loan Servicing, LLC. Debt: \$88,728.38.

Martin 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.

13-02133

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

BOUNDED and described according to a survey and plan thereof made by Milton R. Yerkes, C.E., Bryn Mawr, Pennsylvania, 8/19/1939, as follows, to wit:

BEGINNING at a point in the middle line of Simpson Road (40 feet wide), at the distance of 143.68 feet measured, North 63 degrees, 30 minutes East along the middle line of said Simpson Road from its intersection with the middle line of County Line Road (50 feet wide); thence leaving the middle line of said Simpson Road and extending, North 26 degrees, 30 minutes West, 130 feet to a point; thence extending North 63 degrees, 30 minutes East, along a brick wall 22.37 feet to a point; thence extending, South 27 degrees, 08 minutes East, passing through the middle of a partition wall separating the house on these premises from the house adjoining to the Northeast, 130 feet to a point in the middle line of Simpson Road; thence extending along the middle line of Simpson Road, South 63 degrees, 30 minutes West, 23.79 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Evelyn P. Alexis Ogunsola, by Deed from Fitzstanley Jones and Viola Jones, his wife, dated 05/05/1982, recorded 05/11/1982 in Book 4684, Page 414. Mortgagor Evelyn P. Alexis Ogunsola died on June 27, 2009, and Martin Alexis, John Alexis and Juliana A. James were appointed Co-Administrators of her estate. Letters of Administration were granted to them on July 31, 2009 by the Register of Wills of Montgomery County, No. 2009-X2569. Decedent's surviving heirs at law and next-of-kin are Martin Alexis, John Alexis and Juliana A. James.

Parcel Number: 40-00-54936-00-5.

Location of property: 222 Simpson Road, Ardmore, PA 19003-2110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin Alexis, in His Capacity as Co-Administrator and Heir of The Estate of Evelyn P. Alexis Ogunsola, John Alexis, in His Capacity as Co-Administrator and Heir of The Estate of Evelyn P. Alexis Ogunsola, Juliana A. James, in Her Capacity as Co-Administrator and Heir of The Estate of Evelyn P. Alexis Ogunsola, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Evelyn P. Alexis Ogunsola, Deceased** at the suit of The Bryn Mawr Trust Company. Debt: \$54,383.64.

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

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

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

13-02338

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as 'Map of Property of Bellfort Corporation', made by Yerkes Engineering Company dated 05/20/1956, as follows, to wit:

BEGINNING at a point on the Northwest side of Lantern Lane (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Southwest side of Longview Road (50 feet wide): (1) leaving Longview Road on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 15.92 feet to a point of tangent on the Northwest side of Lantern Lane; and (2) South 58 degrees, 44 minutes West along the Northwest side of Lantern Lane 461.70 feet to the place of beginning.

BEING Lot No. 51 as shown on the above mentioned plan.

CONTAINING on front or breadth of the Northwest side of Lantern Lane 90 feet and extending of that width in length or depth Northwest between parallel lines at right angles to Lantern Lane 200 feet to the centerline of a certain 10 foot wide utility easement.

TITLE TO SAID PREMISES IS VESTED IN Vincent A. Cauvin and Jennifer A. Cauvin, his wife, by Deed from Eleanor Boyle, dated 08/24/1989, recorded 08/30/1989 in Book 4921, Page 1866.

Parcel Number: 58-00-12496-00-1.

Location of property: 171 Lantern Lane, Gulph Mills, PA 19406-3728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent A. Cauvin and Jennifer A. Cauvin** at the suit of DLJ Mortgage Capital, Inc. Debt: \$482,670.77.

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

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

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

13-02576

ALL THAT CERTAIN lot, situate in the Northerly side of Byberry Avenue between York Road and Railroad Avenue in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, being described according to a recent survey made thereof by Thomas S. Gillin, C.E. as follows, to wit:

BEGINNING at a spike in the middle line of Byberry Avenue (laid out forty feet in width) a corner of this and other land now or late of the Estate of George Jamison, deceased, formerly of Charles Flood; thence along the said middle line of said Byberry Avenue North eighty-nine degrees, seventeen minutes West, fifty feet to an iron pipe a corner of this and land now or late of S. J. Garner; thence along said land now or late of S. J. Garner, and passing over a stone near the Northerly side of Byberry Avenue twenty and forty-four hundredths feet from the middle line of said Byberry Avenue North no degrees, thirty-six minutes West, one hundred and seventy-five feet to a stone a corner of land now or late of S. J. Garner and in line of land now or late of Jones & Paxson formerly of Dr. William T. Robinson; thence by said now or late Jones & Paxson's land South eighty-nine degrees, seventeen minutes East, fifty feet to a stone a corner of this and other land now or late of the Estate of George Jamison, deceased, formerly of Charles Flood; thence by last mentioned land South no degrees, thirty-six minutes East, one hundred and seventy-five feet passing over an iron pipe at the Northerly side line of Byberry Avenue (twenty feet from the middle thereof) to the place of beginning.

BEING the same premises which Spencer A. W. Meade, Executor for the Estate of Hannelore Meade, Deceased, by Deed dated October 25, 2007 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5670, Page 00100, granted and conveyed unto Spencer A. W. Meade, in fee.

Parcel Number: 08-00-00505-00-9.

Location of property: 51 Byberry Road, Hatboro Borough, Hatboro, Montgomery County, PA 19040.

The improvements thereon are: A two story colonial dwelling containing 8 rooms, 4 bedrooms and 1.1 baths on a lot size of 8,750 square feet.

Seized and taken in execution as the property of **Spencer A. W. Meade** at the suit of Hatboro Federal Savings. Debt: \$60,015.88.

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

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

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

13-04009

ALL THAT CERTAIN brick dwelling house being the Northeasterly half of a double brick dwelling house and lot or piece of land thereunto belonging, situate upon the Northwesterly side of Arch Street, between Third Avenue and Fourth Avenue in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the center line of Arch Street, directly opposite the center of the middle or party wall dividing said double brick dwelling; thence by other lands of the said party of the first part of a line running along on the center of the middle or party wall dividing said double brick dwelling North forty-one degrees, West two hundred feet to a stake; thence by Lot 28 North forty-nine degrees, East twenty-five feet to a stake; thence by Lot No. 42 South forty-one degrees, East two hundred feet to a stake in the center line of Arch Street; thence on the center line of Arch Street South forty-nine degrees, West twenty-five feet to the place of beginning.

CONTAINING five thousand square feet of land.

ALSO all that certain lot or piece of land, situate upon the Northwesterly side of Arch Street in the said Borough, County and State aforesaid, being Lot No. 42 as laid out on a plan of lots in the Estate of Daniel Latshaw in the Second Ward of the **Royersford Borough**, bounded and described, as follows, to wit:

BEGINNING at a stake in the center line of Arch Street at the distance of two hundred eighty-one and six-tenths feet Southwesterly from the center line of Fourth Avenue; thence on the center line of Arch Street South forty-nine degrees, West fifty feet to a stake a corner of this and premises above described; thence by said premises North forty-one degrees, West two hundred feet to a stake; thence by Lot No. 29 North forty-nine degrees, East fifty feet to a corner of this and Lot No. 43 lately conveyed to Bush Brothers; thence by the same South forty-one degrees, East two hundred feet to the place of beginning.

CONTAINING ten thousand square feet of land more or less.

BEING the same premises which Vernon R. McGoldrick and Sandra J. McGoldrick granted and conveyed unto Michael J. Grozinski and Michelle Taylor, as Joint Tenants With the Right of Survivorship and not as Tenants in Common by Deed dated October 29, 2008 and recorded November 10, 2008 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5713, Page 1759.

Parcel Number: 19-00-00160-00-1.

Location of property: 335 Arch Street, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael J. Grozinski and Michelle Taylor** at the suit of Random Properties Acquisition Corp., III. Debt: \$200,085.54.

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.

13-04426

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State Pennsylvania, described according to a subdivision of the Foerderer Tract, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania Consulting Engineers and Surveyors, dated April 21, 1980 and last revised August 14, 1980 described as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Lafayette Road (50 feet wide) with the title line in the bed of Mount Pleasant (no width given); thence extending from said point of beginning along the title line in the bed of Mount Pleasant Road crossing an existing sewer South 23 degrees, 38 minutes, 40 seconds East, 258.43 feet to a point; thence crossing over the Southwesterly side of Mount Pleasant Road and along land now or late of Marvin E. Sternberg South 67 degrees, 09 minutes, 05 seconds West, 252.47 feet to a point, a corner of Lot No. 2; thence crossing said existing storm sewer North 27 degrees, 20 minutes West, 238.15 feet to a point on the title line in the bed of Lafayette Road; thence along same North 62 degrees, 40 minutes East, 288.33 feet to a point on the title line in the bed of Mount Pleasant Road, being the first mentioned point and place of beginning.

CONTAINING 1.482 acres.

BEING Lot No. 1 on said plan.

BEING the same premises which John Y. Templeton, III and Dorothy F. Templeton, his wife by Deed dated 11-27-1985 and recorded 02-18-1986 in Montgomery County in Deed Book 4792, Page 1287 conveyed unto John Flynn and Bernadette Flynn, his wife, in fee.

Parcel Number: 40-00-41848-00-7.

Location of property: 985 Lafayette Road, Bryn Mawr, PA 19010.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John J. Flynn and Bernadette K. Flynn** at the suit of Bank of America, National Association. Debt: \$691,010.50.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-05864

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, County of Montgomery and State of Pennsylvania, being known as Lot No. 2 as shown on a plan of subdivision prepared for the Estate of Llewellyn F. Musselman by Urwiler and Walter, Inc. and dated 10/18/1977 and last revised 3/6/1978 bounded and described, as follows, to wit:

BEGINNING at a point on the center line of Morwood Road (60 feet wide) said point being a corner of this and lands now or late of Russell Bauman; thence from said point and along the center line of this and lands now or late of Russell Bauman; thence from said point and along the center line of Morwood Road North 85 degrees, 33 minutes, 30 seconds West, 6.48 feet to a point on the center line of Morwood Road a corner of this and Lot No. 1 of the above mentioned subdivision; thence from said point and along Lot No. 1 and a deed easement the next two courses and distances: (1) North 12 degrees, 09 minutes, 45 seconds East, 154.36 feet to a point a corner; and (2) North 08 degrees, 30 minutes, 30 seconds West, 188.29 feet to a point a corner of this and Lot No. 1 and said deed of easement and in line of lands now or late of Harold W. Carver, Jr., thence from said point and along lands now or late of Harold W. Carver, Jr., North 49 degrees, 23 minutes, 04 seconds East, 245.91 feet to a point a corner of this and lands now or late of Harold W. Carver, Jr. and in line of lands now or late of Edward Buchenauer; thence from said point and along lands now or late of Edward Buchenauer South 35 degrees, 47 minutes, 37 seconds East, 256.62 feet to a point and corner of this and lands of Edward Buchenauer and in line of lands now or late of Charles Pizza; thence from said point and along lands now or late of Charles Pizza and lands now or late of Russell Bauman, South 49 degrees, 09 minutes, 30 seconds West, 442.76 feet to the point and place of beginning.

UNDER AND SUBJECT to a certain easement as shown on plan of subdivision prepared for the Estate of Llewellyn F. Musselman by Urwiler and Walter, Inc. and dated 10/18/1977 and last revised 3/6/1978, situate in the Township of Franconia, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the ultimate right-of-way line of Morwood Road (60 feet wide) said point being located the two following courses and distances from a point on the center line of Morwood Road a corner of Lot No. 2 of the above mentioned subdivision and lands now or late of Russell Bauman: (1) along the center line of Morwood Road North 85 degrees, 33 minutes, 30 seconds West, 6.48 feet to a point; and (2) through the bed of Morwood Road, North 12 degrees, 09 minutes, 45 seconds East, 30.28 feet to the beginning; thence from said point and along the ultimate right-of-way line of Morwood Road North 85 degrees, 33 minutes, 30 seconds West, 50.46 feet to a point, a corner; thence from said point and through Lot No. 1 the next two courses and distances: (1) North 12 degrees, 09 minutes, 45 seconds East, 121.74 feet to a point a corner; and (2) North 08 degrees, 30 minutes, 30 seconds West, 147.80 feet to a point a corner of this and Lot No. 1 and lands now or late of Harold W. Carver, Jr.; thence from said point and along lands now or late of Harold W. Carver, Jr. North 49 degrees, 23 minutes, 04 seconds East, 59.03 feet to a point a corner of this and Lot No. 2 and in line of lands now or late of Harold W. Carver, Jr.; thence from said point and along Lot No. 2 the next two courses and distances: (1) South 08 degrees, 30 minutes, 30 seconds East, 188.29 feet to a point a corner; and (2) South 12 degrees, 09 minutes, 45 seconds West, 124.08 feet to the point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Wright, by Deed from Allen R. Hibbert and Marianne Hibbert, dated 06/29/2007, recorded 08/07/2007 in Book 5659, Page 881.

Parcel Number: 34-00-03622-50-2.

Location of property: 223 Morwood Road, Telford, PA 18969-2229.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey A. Wright** at the suit of Wells Fargo Bank, N.A. Debt: \$282,923.67.

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.

13-06213

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of 'Beidler Knoll Subdivision' made by Ken Purkey, Professional Engineer, Bechtelsville, Pennsylvania, dated October 20, 1982 and recorded in the Office of the Recorder of Deeds in Plan Book A-44, Page 475, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Susan Drive (of irregular width) measured the five following courses and distances from a point of curve on the Southwesterly side of Jean Drive (fifty feet wide): (1) on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and thirty-one hundredths feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of one thousand four hundred twenty-five feet the arc distance of twenty-three and four one-hundredths feet to a point of tangent; (3) South seventy-eight degrees, thirty-nine minutes, forty-one seconds West, sixty and fourteen one-hundredths feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point of tangent; (5) South eleven degrees, twenty minutes, nineteen seconds East, sixty-six and ninety-nine one-hundredths feet; thence extending from said point and place of beginning along Lots Nos. 22, 21, 20 and 19 South fourteen degrees, thirty-five minutes, nineteen seconds East, one hundred thirty-eight feet to a point, a corner of lands of Theodore R. Miller; thence extending along said land South eighty-five degrees, fifty-six minutes

West, fifty-one and eighty-seven one-hundredths feet to a point, a corner of Lot No. 26; thence extending along said lot passing through a partition wall North fourteen degrees, thirty-five minutes, nineteen seconds West, one hundred twenty-eight and fifty-three one-hundredths feet to a point on the Southeasterly side of Susan Drive; thence extending along said side thereof North seventy-five degrees, twenty-four minutes, forty-one seconds East, fifty-one feet to the first mentioned point and place of beginning.

BEING Lot No. 25 on said plan.

It is agreed and understand this property will be subject to deed restrictions as follows: no fences of any kind will be permitted in the front yard. In addition only wood fences and not to exceed six feet in height in rear and side yards up to the rear building line. Fences will not be permitted in the side yard from rear building line to front lot line.

TITLE TO SAID PREMISES IS VESTED IN Mary Lou Beatty, by Deed from A.I.K. Development Corporation, a Pennsylvania Corporation, dated 08/19/1985, recorded 08/20/1985 in Book 4775, Page 1908. Mary Lou Beatty died on July 21, 2012, and upon information and belief her surviving heir(s) are Jennifer Lynn Stratton, Leigh Ann Beatty-Ross, and Beth Ann Rossi. 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: 58-00-18551-36-3.

Location of property: 537 Susan Drive, King of Prussia, PA 19406-3912.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Lynn Stratton, in Her Capacity as Heir of Mary Lou Beatty, Deceased, Leigh Ann Beatty-Ross, in Her Capacity as Heir of Mary Lou Beatty, Deceased, Beth Ann Rossi, in Her Capacity as Heir of Mary Lou Beatty, Deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Mary Lou Beatty, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$219,451.11.

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.

13-06505

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

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

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

TOGETHER with free and common use, right, liberty and privilege of the above mentioned driveways as shown or said plan as and for passageways, water courses at all times hereafter, forever, in common with the owners, and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject to the proportionate part of the expense of keeping the same in good order and repair.

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

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

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

The improvements thereon are: A single family residential dwelling.

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

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-06635

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, hereditaments and appurtenances, situate in **Jenkintown Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on the 13th day of August, 1949, as follows, to wit:

BEGINNING at a stone on the Westerly side of Leedom Street (35 feet wide) at the distance of 166.26 feet Southwardly from a stone at angle point, which last mentioned stone is at the distance of 328.33 feet Southwardly from the point of intersection of the Westerly side of Leedom Street and the Southerly side of Hillside Avenue (35 feet wide); thence extending South 1 degree, West along the Westerly side of said Leedom Street 55 feet to a point; thence extending North 89 degrees, West 150 feet to a stake; thence extending North 1 degree, East 55 feet to a point; thence extending South 89 degrees, East crossing over a stone 1.74 feet to a point; thence extending North 1 degree, East 0.70 of a foot to a point; thence extending South 89 degrees, 26 minutes, 30 seconds East, 19.46 feet to a point; thence extending North 89 degrees, 1 minute East, 13 feet to a point; thence extending South 1 degree, West 1.30 feet to a point; thence extending South 89 degrees, East partly along a stone wall and crossing over a stone 115.80 feet to the first mentioned point and place of beginning.

BEING the same premises which Arthur C. Argue, Jr. and Norah S. Argue by Deed dated 01/05/00 and recorded 01/19/00 in the County of Montgomery in Deed Book 5304, Page 00953, conveyed unto Douglas A. Maddox Jr., and Thomas Conti, Jr. in fee.

Parcel Number: 10-00-02188-00-7.

Location of property: 441-443 Leedom Street, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas Conti, Jr. and Douglas A. Maddox, Jr.** at the suit of Midfirst Bank. Debt: \$263,559.82.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-06988

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

BEGINNING at a point on the Easterly side of Cherry Street at the distance of three hundred sixty-four feet, eight and forty-five one-hundredths inches Northwardly from the East corner of Elm and Cherry Streets; thence Eastwardly along land now or late of Amos L. Bickel the line passing through the middle of the partition wall of house erected on this lot and the one on the adjoining land now or late of Amos L. Bickel eighty-nine and three-tenths feet to the West side of Maple Alley; thence Northwardly along said side of said alley twenty-four feet, eight inches to a corner of land now or late of Kate Stewart; thence Westwardly along the same eighty-nine and three-tenths feet to the Easterly side of Cherry Street aforesaid and along the same Southwardly twenty-four feet, eight inches to the place of beginning.

BEING the same premises which Robert Pearson, Jr. and Dollie Mae Pearson, by Deed dated 1/12/06 and recorded in the Montgomery County Recorder of Deeds Office on 1/24/06 in Deed Book 4330, Page 486, granted and conveyed unto Patrick Lee Pearson.

Parcel Number: 13-00-07932-00-2.

Location of property: 1038 Cherry Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Patrick Lee Pearson** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A Under the Pooling and Servicing Agreement dated March 1, 2007. Debt: \$139,134.85.

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.

13-08245

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

BEING Lot No. 62.

TITLE TO SAID PREMISES IS VESTED IN Erlint Lamce and Svetlana Moryakhina, h/w, by Deed from Sirva Relocation Properties, LLC, a Delaware Limited Liability Company, dated 10/06/2009, recorded 11/06/2009 in Book 5749, Page 1904.

Parcel Number: 42-00-00473-24-1.

Location of property: 91 Brookview Lane, Pottstown, PA 19464-2992.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erlint Lamce and Svetlana Moryakhina** at the suit of JP Morgan Chase Bank, National Association. Debt: \$200,310.88.

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

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

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

13-08816

ALL THAT CERTAIN unit, designated as Unit Number 31, being a unit in the Court at Jamestown, 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. 3103 et seq., as designated in the Declaration of Condominium of the Court at Jamestown bearing dated 9/27/87 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 9/28/88 in Deed Book 4888, Page 1132, and any subsequent amendments thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Lauri R. Allen, by Deed from Gail G. Huber, dated 02/29/2008, recorded 03/13/2008 in Book 5685, Page 1965.

Parcel Number: 33-00-02888-10-3.

Location of property: 131 Discovery Court, Norristown, PA 19401-1857.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lauri R. Allen** at the suit of Santander Bank, N.A. f/k/a Sovereign Bank, N.A. Debt: \$147,974.86.

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

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

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

13-09212

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan '112 Crooked Lane' made by Brechmar, Civil Engineering Services, Inc., dated 5/10/2005, last revised 8/2/2006 and recorded in Montgomery County in Plan Book 27, Page 381, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bush Street (33 feet wide) said point being a corner of Lot 1 as shown on the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of Bush Street South 66 degrees, 50 minutes, 23 seconds East, 80.01 feet to a point on the Southwesterly side of a 20 feet wide unopened alley; thence extending along the same South 24 degrees, 04 minutes, 00 seconds East, 180.89 feet to a point a corner of Lot No. 3 as shown on the above mentioned plan; thence extending along the same North 69 degrees, 07 minutes, 54 seconds West, 113.01 feet to a point a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the same North 24 degrees, 04 minutes, 00 seconds West, 102.33 feet to the first mentioned point and place of beginning.

CONTAINING in area of 11328.7 square feet or 0.26 acres.

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

TITLE TO SAID PREMISES IS VESTED IN Bryan Mooney and Julia Mooney, h/w, by Deed from Hubert Real Estate, LLC, a Pennsylvania Limited Liability Company, dated 08/16/2007.

Parcel Number: 58-00-04723-01-6.

Location of property: 1170 Bush Street, King of Prussia, PA 19406-2504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bryan Mooney a/k/a Bryan K. Mooney and Julia Mooney a/k/a Julia A. Mooney** at the suit of Green Tree Servicing, LLC. Debt: \$407,934.96.

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.

13-09441

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

BEGINNING at a point of the Southeasterly side line of Morris Road (82 feet wide), said point being located South 65 degrees, 53 minutes, 50 seconds West, 420.00 feet from the intersection of said side line with the Southeasterly side line of Colonial Drive (82 feet wide); thence extending along Lot 289, partly crossing a 30 feet wide Sanitary Sewer Easement South 24 degrees, 06 minutes, 10 seconds East, 101.50 feet to a point in line of lands of the Common Area of Colonial Village; thence extending along said lands, through the aforementioned Sanitary Sewer Easement

South 65 degrees, 63 minutes, 50 seconds West, 20.00 feet to a point in line of Lot 291; thence extending along said Lot North 24 degrees, 06 minutes, 10 seconds West, 101.50 feet to a point on the aforementioned side line of Morris Road; thence extending along said sideline North 65 degrees, 53 minutes, 50 seconds East, 20.00 feet to the point and place of beginning.

BEING the same premises which Mary Alderfer, widow, and Michael T. Alderfer by Deed dated 8/31/2006 and recorded 9/6/2006 in Montgomery County in Deed Book 5615, Page 389 granted and conveyed unto Louis A. Martella. Parcel Number: 06-00-02884-00-8.

Location of property: 740 Morris Road, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Louis A. Martella** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$183,662.08.

Thomas Puleo, Attorney, I.D. #27615

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

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

13-09879

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, drawn according to a Final Subdivision Plan made for A.K. Loughery, by John T. Aston, Registered Surveyor, dated 1/18/87 and revised 4/10/87 and recorded in Norristown, Pennsylvania, in Plan Book A-48, Page 349, as follows, to wit:

BEGINNING at a point on the Northerly side of Country Club Road (ULT RIW 60.00 feet wide) (legal RIW 33.00 feet wide) said point being a corner of this and Lot 1 as shown on said plan; thence extending from said point of beginning South 40 degrees, 30 minutes, 55 seconds East crossing a certain 20.00 feet wide drainage easement 326.46 feet to a point a corner in line of lands of H. Durston Saylor, II; thence extending along the same South 40 degrees, 07 minutes, 22 seconds West recrossing said easement 374.10 feet to a point a corner of lands of Ronald Cappole; thence extending along the same North 49 degrees, 52 minutes, 38 seconds West, 329.79 feet to a point on the Northerly side of Country Club Road; thence extending along the same North 41 degrees, 09 minutes, 08 seconds East, 427.27 feet to said point and place of beginning.

Parcel Number: 37-00-03123-36-8.

Location of property: 182 Country Club Road, Royersford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Frank Kunze and Trudy Kunze** at the suit of Phoenixville Federal Bank & Trust. Debt: \$276,280.00.

Nancy J. Glidden, Attorney.

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

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

13-09913

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 plan of subdivision prepared for Daniel Pellechio by Urwiler and Walter, Inc., dated February 3, 1983, last revised April 12, 1983 recorded in the Office for the Recording of Deeds in and for County of Montgomery at Norristown, Pennsylvania, in Plan Book A-44, Page 445, as follows, to wit:

BEGINNING at a point on the Southerly side of Game Farm Road (L.R. 460 18) (originally 33 feet wide but since being widened at this point to a width of 35 feet on the Southerly side of the original center line thereof) at a corner of Lot No. 25 as shown on said plan, which point is at the distance of 368.32 feet measured North 86 degrees, 58 minutes, 37 seconds East, along the said Southerly side of Game Farm Road from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 33.57 feet measured on the arc of a circle, curving to the right having a radius of 25 feet from a point of curve on the Easterly side of Smith Road (originally 33 feet wide, but since being widened at this point to a width of 25 feet on the Easterly side of the original center line thereof); thence extending from said point of beginning North 86 degrees, 58 minutes, 37 seconds East, along said side of Game Farm Road, the distance of 41.02 feet to a point, a corner of Lot No. 2 as shown on said plan; thence extending South 1 degree, 29 minutes, 11 seconds East, along Lot No. 2, also for a portion of the distance extending through the party wall as shown on said plan and also crossing a 20 feet wide common easement as shown on said plan the distance of 189.89 feet to a point, a corner of Lot No. 25 aforesaid, and being in the bed of Mine Run, as shown on said plan; thence extending along Lot No. 25 the 2 following courses and distances, viz: (1) South 81 degrees, 40 minutes West, along the bed of Mine Run, the distance of 41.31 feet to a point, a corner; and (2) thence extending North 1 degree, 20 minutes, 11 seconds West, also leaving Mine Run and re-crossing the aforesaid common easement, the distance of 193.71 feet to a point on the said Southerly side of Game Farm Road being the first mentioned point and place of beginning. The Northerly 20 feet thereof abutting the said Southerly side of Game Farm Road, being the bed of a 20 feet wide sanitary sewer easement as shown on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN William R. Gemberling, by Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated 04/16/2008, recorded 06/18/2008 in Book 5696, Page 1641. William R. Gemberling died on 10/01/2010, and Christine L. Roetto was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 10/14/2010 by the Register of Wills of Montgomery County, No. 46-2010-3270. Decedent's surviving heir(s) at law and next-of-kin is Christine L. Roetto.

Parcel Number: 38-00-02703-46-3.

Location of property: 47 State Game Farm Road a/k/a 47 Game Farm Road, Schwenksville, PA 19473-1754.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine L. Roetto, in Her Capacity as Administratrix and Heir of The Estate of William R. Gemberling and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under William R. Gemberling, Deceased** at the suit of The Secretary of Veterans Affairs. Debt: \$173,448.23.

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.

13-09957

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Elkins Park in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan and survey thereof made by Albright and Mebus, Civil Engineers, dated September 12, 1927, as follows, to wit:

BEGINNING at a point on the Northwest side of Church Road (thirty-three feet wide) at the distance of forty and twenty-five one-hundredths feet Southwest from the Northwest side of new Second Street (thirty-three feet wide); thence extending South seventy-six degrees, twenty-five minutes, fifteen seconds West along the said Northwest side of Church Road, forty-three and forty-one one-hundredths feet to a point; thence extending North thirteen degrees, thirty-four minutes, forty-five seconds West, eighty-nine and eleven one-hundredths feet to a point; thence extending South seventy-eight degrees, fifty-three minutes, thirty-two seconds East, fifteen and twenty-four one-hundredths feet to a point; thence extending North thirteen degrees, thirty-four minutes, forty-five seconds West, eighty-nine and eleven one-hundredths feet to a point; thence extending South seventy-eight degrees, fifty-three minutes, thirty-two seconds East, fifteen and twenty-four one-hundredths feet to a point, thence extending North twenty-degrees, nineteen minutes, twenty-eight seconds East, five feet to a point; thence extending South seventy-eight degrees, fifty-three minutes, thirty-two seconds East, six and thirteen one-hundredths feet to a point; thence extending South thirteen degrees, thirty-four minutes, forty-five seconds East, eighty and three one-hundredths feet to the said Northwest side of Church Road the first mentioned point and place of beginning.

Parcel Number: 31-00-06202-00-4.

Location of property: 203 West Church Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Lucious Dickson and Melinda N. Clinkscales** at the suit of School District of Cheltenham Township. Debt: \$6,925.92.

James R. Wood, Attorney.

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

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

13-10267

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of Cheltenham and **Cheltenham Township**, County of Montgomery and State of Pennsylvania, being the Northwesternly one-half of lot known and designated as Lot No. 27 on a Plan of Lots made by Hunter and Evans, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book No. 330, Page 111, etc., and described, as follows, to wit:

BEGINNING at a point on the Northeastly side of Myrtle Avenue (40 feet wide) at the distance of 200 feet Southeastwardly from the Southeastly side of Elm Avenue.

CONTAINING in front or breadth on the said Myrtle Avenue 25 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Myrtle Avenue 152 feet.

Parcel Number: 31-00-19978-00-7.

Location of property: 323 Myrtle Avenue, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Lillian E. Steele** at the suit of School District of Cheltenham Township. Debt: \$4,630.50.

James R. Wood, Attorney.

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

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

13-11013

ALL THAT CERTAIN dwelling and lot, piece or parcel of land, situate and known as 322 Ash Street, Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, R.E., as follows, to wit:

BEGINNING on the South side of Ash Street at a corner of land of John W. Cooney; thence along the same South 29 degrees, 53 minutes West, 140 feet to the North side of a 20 feet wide alley; thence along said alley North 60 degrees, 7 minutes West, 19.85 feet to lands about to be conveyed to Frank Hillpot and wife; thence North 29 degrees, 53 minutes East, 140 feet to the South side of Ash Street; thence along the same South 60 degrees, 7 minutes East, 19.85 feet to the place of beginning.

BEING the same premises which Douglas H. Wynne and Nancy E. Wynne, husband and wife, by Indenture dated May 30, 1984, and recorded in the Montgomery County Recorder of Deeds' Office at Norristown, Pennsylvania on June 5, 1984, in Deed Book 4737, Page 2427, granted and conveyed unto David W. Cornelison, Sr. and Brenda L. Cornelison, husband and wife, Grantors herein.

Parcel Number: 64-00-00172-00-7.

Location of property: 322 Ash Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Richard J. Mullen** at the suit of Pottsgrove School District. Debt: \$3,540.26.

James R. Wood, Attorney.

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

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

13-11347

ALL THAT CERTAIN Lot or piece of ground, with the brick message or tenement thereto erected, situate at La Matt, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made on the 18th day of May A.D. 1910 by J. Walter Ruddach, Civil Engineers, as follows, to wit:

BEGINNING at a point in the center line of Graham Lane (thirty feet wide) at the distance of one hundred and twenty-five feet Northwestwardly from a point of intersection of the center line of said Graham Lane and the center line of Sycamore Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Graham Lane twenty-four feet and extending of that width in length or depth Northeastwardly between lines parallel with the said Sycamore Avenue one hundred and sixty and two-tenths feet.

Parcel Number: 31-00-12109-00-1.

Location of property: 1709 Graham Lane, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Hamp Colzie, Jr. and Dorothy Colzie** at the suit of School District of Cheltenham Township. Debt: \$4,635.54.

James R. Wood, Attorney.

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

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

13-11981

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Ardmore, **Lower Merion Township**, County of Montgomery, in the State of Pennsylvania and described in accordance with a certain surveyor plan thereon made by M.R. and J.B. Yerkes, C.E. on December 20th, 1944 and revised October 26, 1949, as follows, to wit:

BEGINNING at a point in the middle line of Simpson Road, forty feet wide, at the distance of fifty and fifty one-hundredths feet measured North sixty-three degrees, thirty minutes East from the point of intersection of the said middle line of Simpson Road with the middle line of County Line Road, forty feet wide, dividing the Counties of Delaware and Montgomery; thence leaving the center line of Simpson Road and extending South twenty-seven degrees, nineteen minutes East, one hundred five and eighty-five one-hundredths feet to a point; thence North sixty-three degrees, thirty minutes East, eighteen and forty-two one-hundredths feet to a point; thence North twenty-seven degrees, ten minutes West passing partly through a partly wall separating these premises from premises to the Northeast one hundred five and eighty-five one-hundredths feet to a point in the center line of Simpson Road; thence extending along the center line of Simpson Road, South sixty-three degrees, thirty minutes West, eighteen and sixty one-hundredths feet to a point, being the point and place of beginning.

BEING the same premises which Geneva Oneda Mitchall by Deed dated 8-23-1995 and recorded 8-30-1995 in Montgomery County in Deed Book 5123, Page 1618 conveyed unto Carl S. Wolfe, in fee.

TITLE TO SAID PREMISES IS VESTED IN Sean D. Green, by Deed from Carl S. Wolfe, dated 08/13/2003, recorded 08/29/2003 in Book 5471, Page 676.

Parcel Number: 40-00-55180-00-4.

Location of property: 231 Simpson Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sean D. Green** at the suit of DLJ Mortgage Capital, Inc. Debt: \$191,893.10 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.

13-12021

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan known as Barclay Hill made by Charles E. Shoemaker, Inc. dated and last revised 4/14/1986 and recorded in Plan Book A-47, Page 271, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wyndrise Drive (50.00 feet wide) said point being measured the two (2) following courses and distances along the Southeasterly side of Wyndrise Drive from a point of curve on the Northwesterly side of Penllyn-Blue Bell Pike (56.5 feet wide): (1) on the arc of a circle curving to the left having a radius of 13 feet the arc distance of 20.57 feet to a point of tangent; and (2) North 48 degrees, 56 minutes, 24 seconds West, 299.29 feet to the point of beginning said point also being a corner of Lot 15 as shown on the above mentioned plan; thence extending along the same South 41 degrees, 03 minutes, 36 seconds West, 207.61 feet to a point in line of land now or late of Louise B. Bogar; thence extending along the same North 49 degrees, 06 minutes, 42 seconds West, 160.00 feet to a point, a corner of Lot 13 as shown on the above mentioned plan; thence extending along the same North 41 degrees, 03 minutes, 36 seconds East, 208.09 feet to a point on the Southwesterly side of Wyndrise Drive; thence extending along the same South 48 degrees, 56 minutes, 24 seconds East, 160.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 33,256 square feet.

BEING Lot Number 14 as shown on the above mentioned plan.

BEING part of the same premises which Charles M. Barclay and Jane R. Barbour, Trustees under Declaration of Trust dated 7/6/1984 by Deed dated June 13, 1986 and recorded in the Recorder of Deeds Office in and for the County of Montgomery in Deed Book 4802, Page 1790, granted and conveyed unto The Cutler Group, Inc., a Pennsylvania Corporation, in fee.

TITLE TO SAID PREMISES IS VESTED IN Sam Y. Hwang and Pay Hwang, his wife, by Deed from The Cutler Group, Inc., a Pennsylvania Corporation, dated 03/12/1987, recorded 05/26/1987 in Book 4838, Page 1568.

Parcel Number: 66-00-08477-54-7. Map #66014-133.

Location of property: 630 Wyndrise Drive, Blue Bell a/k/a Whitpain Township, PA 19422-2903.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sam Y. Hwang, Kyung A. Hwang a/k/a Fay Hwang and United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$246,636.40 plus interest to sale date.

Martha E. Von Rosentiel, Attorney.

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

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

13-13866

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision Plan Map made for Keenan Construction Company, Inc., by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated May 28, 1974 and last revised December 2, 1974 and recorded in the Office of the Recorder of Deeds in Plan Book A-25, Page 83, as follows, to wit:

BEGINNING at point on the Northwest side of Doris Lane (fifty feet wide) measured the four following courses and distances from point on the Northwest side of Singer Lane (fifty feet wide): (1) on the arc of a circle curving to the right in a Northwesterly direction having a radius of twenty-five feet, the arc distance of thirty-nine and eighty-three one-hundredths feet to a point of tangent; (2) North forty degrees, fifty-six minutes, fifteen seconds West, two hundred eighty-five and fifty-two one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the left in Northwesterly and Southwesterly direction, having a radius of one hundred seventy-five feet, the arc distance of two hundred eighty and forty-three one-hundredths feet to a point of tangent; (4) South forty-seven degrees, fourteen minutes, fifty seconds West, thirty-seven and twenty one-hundred the feet to the place of beginning; thence along the Northwest side of Doris Lane the two following courses and distances: (1) South forty-seven degrees, fourteen minutes, fifty seconds West, eighty-one and forty-eight one-hundredths feet to a point of curve; (2) on the arc of a circle curving to the left, in a Southwesterly direction, having a radius of one hundred seventy-five feet, the arc distance of eighteen and fifty-one one-hundredths feet to a corner of Lot No. 14 on said plan; thence extending along said Lot North fifty-four degrees, thirty minutes, ten seconds West, two hundred five and twenty-eight one-hundredths feet to a corner of land now or later of Russell-Saylor Holding Company; thence extending along said land North forty-seven degrees, fourteen minutes, fifty seconds East, one hundred forty-one and seventy-six one-hundredths feet to a corner of Lot No. 12 on said plan; thence extending along lot South forty-two degrees, forty-five minutes, ten seconds East, two hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on said plan.

BEING the same premises which Clover Construction Company by Deed dated 7/1/1977 and recorded 7/5/1977 in Montgomery County in Deed Book 4214, Page 478 granted and conveyed unto Harry S. Yeakel and Joyce B. Yeakel. And the said Harry S. Yeakel is deceased as of 5/22/2013 and Joyce B. Yeakel is deceased as of 2/27/2013. Vesting title solely in Harry S. Yeakel as Surviving Tenant by the Entireties as of the date of their death.

Parcel Number: 33-00-02330-05-8.

Location of property: 1113 Doris Lane, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Harry S. Yeakel, Solely in His Capacity as Heir of Joyce B. Yeakel and Harry S. Yeakel, Deceased** at the suit of JP Morgan Chase Bank, National Association. Debt: \$270,528.37.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-14104

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

BEGINNING at a stone, a corner on the Easterly side of Main Street; thence by lands now or late of Charles A. Titlow, North seventy-one degrees, ten minutes East, thirteen and one-third perches to a corner in an alley; thence along said alley, South eighteen degrees, fifty minutes East, forty feet to a corner; thence by lands now or late of Henry Stahsel, later Dr. Allen B. Ritter, South seventy-one degrees, ten minutes West, thirteen and one-third perches to a corner in the Eastern side of said Main Street; thence along said street, North eighteen degrees, fifty minutes West, forty feet to the place of beginning.

UNDER AND SUBJECT to all existing easements, covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robert H. Westervelt, Sr. and Charyl D. Westervelt, h/w, by Deed from Robert H. Westervelt, Sr., dated 07/01/2000, recorded 08/17/2000 in Book 5327, Page 2431.

Parcel Number: 15-00-01027-00-2.

Location of property: 326 Main Street, Pennsburg, PA 18073-1316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charyl D. Westervelt and Robert H. Westervelt a/k/a Robert H. Westervelt, Sr.** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$142,581.08.

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.

13-15388

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

BEGINNING at a point on the Southerly line of Green Street between Elm and Spruce Streets at the distance of about seventy-five and six-tenths feet Eastwardly from the line of land late of Samuel Jacoby, deceased, a corner of this and land of now or late of Andrew Shook; thence Eastwardly along the said side of Green Street fourteen feet to a corner; thence by land now or late of Mary Robbins, Southerly at right angles to Green Street, one hundred and thirty-five feet, more or less, to a point, a corner of this and land late of Isabella Jacoby; thence along the same Southwesterly at right angles to Elm Street, fourteen and seven-tenths feet to a point, a corner of this and land now or late of Andrew Shock, and by the same Northwesterly, parallel to the second course, one hundred and forty-two feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Virginia B. Porter, by Deed from Virginia B. Porter and Gerald Goodwin, dated 04/23/2007, recorded 08/13/2007 in Book 5660, Page 1039. Virginia B. Porter a/k/a Virginia V. Porter died on 01/18/2012, and upon information and belief, her surviving heirs are Gerald T. Goodwin, Rhonda R. Porter and Roxann Brison. 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. By executed waiver(s), Rhonda R. Porter and Roxann Brison waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 13-00-14212-00-4.

Location of property: 1022 Green Street, Norristown, PA 19401-3804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerald T. Goodwin a/k/a Gerald Goodwin and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Virginia B. Porter, Deceased a/k/a Virginia V. Porter** at the suit of Ocwen Loan Servicing, LLC. Debt: \$102,076.68.

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

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

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

13-15573

ALL THAT CERTAIN frame message or tenement and lot of land, situate on the South side of Walnut Street, between York and Manatawny Streets, in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the South line of Walnut Street, at a corner of this land and land formerly of the Estate of George Van Buskirk, deceased; thence by and along said land and parallel with said York Street, Southwardly one hundred fifty feet, to a point in line of land now or late of Mary H. Shaner; thence along the same and parallel with Walnut Street, Eastwardly forty feet to a point for a corner and land now or late of John Tenney; thence along the same and parallel with the first above line, Northwardly one hundred fifty feet to Walnut Street aforesaid; thence by the same Westwardly forty feet to the point of beginning.

BEING the same premises which Mary S. Hettrick, Executrix of the Estate of Margherita DiPietro, by Deed dated 4/3/1974 and recorded 4/15/1974 in Montgomery County in Deed Book 3934, Page 273 granted and conveyed unto Ernest J. Hettrick and Mary S. Hettrick, husband and wife. And the said Ernest J. Hettrick died in January of 1987. By operation of law title vests solely in Mary S. Hettrick and Ernest J. Hettrick is hereby released of liability pursuant to Pa. R.C.P. 1144. Mary S. Hettrick died on 01/01/2012 and is survived by her heir-at-law Paul D. Hettrick.

Parcel Number: 16-00-29748-00-8.

Location of property: 32 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul D. Hettrick, Solely in His Capacity as Heir of Mary S. Hettrick, Deceased and The Unknown Heirs of Mary S. Hettrick, Deceased** at the suit of Champion Mortgage Company. Debt: \$74,033.13.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-16480

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Ralph E. Shaner & Son Engineering Company from a Plan of Lots known as Pleasant View Acres, as follows, to wit:

BEING at the Northeasterly corner of Lot #5, said point being on the Southerly property line of Welsh Drive and distant along the same from a point marking the Southeasterly property line intersection, as projected, of the aforesaid Welsh Drive and Haws Avenue (50 feet wide) South 43 degrees, 52 minutes East, 197.5 feet; thence from said point of beginning continuing along the Southerly side of Welsh Drive South 43 degrees, 52 minutes East, 120.00 feet to a corner Lot No. 7; thence along the Westerly side of Lot No. 7 South 46 degrees, 08 minutes West, 167.00 feet to a corner of Lot No. 2; thence along the same North 43 degrees, 52 minutes West, 120.00 feet to a corner of Lot No. 5; thence along the Easterly side of the same North 46 degrees, 08 minutes East, 167.00 feet to a corner and the place of beginning.

CONTAINING 20,040 square feet of land.

Parcel Number: 42-00-05146-00-5.

Location of property: 2262 Welsh Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Neil S. Clark** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,640.01.

James R. Wood, Attorney.

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

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

13-21503

ALL THOSE THREE CERTAIN lots or pieces of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, on the East side of Race Street between School Lane and Walnut Street, (formerly known as Beech Street) being known as Lots No. 101 to 103, inclusive, in the plan of lots laid out by Samuel Hartline, bounded and described, as follows, to wit:

BEGINNING at a point on the East side of said Race Street at the distance of one hundred fifty (150) feet Southwardly from the Southeast corner of Walnut (formerly known as Beech Street) and Race Street, a corner of this and Lot No. 100; thence Eastwardly by said Lot No. 100 one hundred and forty (140) feet to a twenty feet wide alley; thence by the same Southwardly ninety (90) feet to Lot No. 104; thence by the same, Westwardly one hundred and forty (140) feet to the East side of Race Street aforesaid; thence by the same Northwardly ninety (90) feet to the place of beginning.

AND ALSO THAT CERTAIN lot of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania on the East side of Race Street between School Lane and Walnut Street (formerly Beech Street), being Lot No. 100 in Samuel Hartline Plan of Lots described, as follows, to wit:

BEGINNING on the East side of Race Street one hundred twenty (120) feet Southwardly from the Southeast corner of Walnut (formerly Beech) and Race Street, a corner of this and Lot No. 99; thence Eastwardly along the same one hundred forty (140) feet to a twenty feet wide alley; thence by the same Southwardly thirty (30) feet to a corner of Lot No. 101; thence along the same Westwardly one hundred forty (140) feet to the East side of Race Street; thence Northwardly along the same thirty (30) feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harold S. Blevins and Heidi J. Blevins by deed from Mary L. Baro, Executrix of the Estate of Cecelia M. Snyder a/k/a Cella Snyder, deceased and Mary L. Baro in her own right as specific devisee Under the Will of Cecelia M. Snyder, deceased dated March 15, 2001 and recorded March 26, 2001 in Deed Book 5354, Page 0345.

Parcel Number: 64-00-04429-00-7.

Location of property: 546 West Race Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harold S. Blevins and Heidi J. Blevins** at the suit of MorEquity, Inc. Debt: \$107,716.63.

Jennifer L. Wunder, Attorney.

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

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

13-22778

ALL THAT CERTAIN message and lot or piece of land, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit: BEGINNING at a stake in the Perkiomen and Summeytown Turnpike Road; thence along a private road South eighty-one degrees, thirty minutes East, sixty-five feet, six inches to the Perkiomen Railroad Company's land; thence by the same South three degrees, thirty minutes West, one hundred eighty-five feet to a stake; thence by lands of John S. Hunsicker, North eighty-one degrees, thirty minutes West, seventy-two feet, nine inches to the middle of the aforesaid Turnpike Road; thence along the middle of the same North five degrees, East one hundred eighty-five feet to the place of beginning.

BEING the same premises which Michael W. Didomenico, by Deed dated November 30, 2006 and recorded December 11, 2006 in Montgomery County in Deed Book 5627, Page 919 granted and conveyed unto Louis M. Didomenico and Chris A. Didomenico, in fee.

Parcel Number: 48-00-00817-00-8.

Location of property: 74 Gravel Pike, Zieglersville, Perkiomen Township, PA 19492.

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

Seized and taken in execution as the property of **Chris A. Didomenico and Louis M. Didomenico** at the suit of First Niagara Bank, N.A. Debt: \$79,784.68.

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.

13-23871

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

BEGINNING at a point on the Southeasterly side of Plowshare Road (50 feet wide), said point being measured the three following courses and distances from a point of tangent on the Northeasterly side of Chestnut Avenue: (1) on the arc of a curve curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) North 40 degrees, 17 minutes, 30 seconds East, 645.29 feet to a point of curve; (3) extending Northeastwardly on the arc of a circle curving to the right, having a radius of 975 feet the arc distance of 181.45 feet to a point; thence extending from said point of beginning along said side of Plowshare Road in a Northeasterly direction on the arc of a circle curving to the right having a radius of 975 feet the arc distance of 60.47 feet to a point of tangent; thence extending still along said side of Plowshare Road North 54 degrees, 30 minutes, 30 seconds East, 47 feet to a corner of Lot #262; thence extending along said Lot South 48 degrees, 26 minutes, 10 seconds West, 72.98 feet to a corner of Lot #260; thence extending along said lot North 45 degrees, 52 minutes, 30 seconds West, 193.46 feet to the first mentioned point and place of beginning.

SUBJECT to easements, restrictions, and reservations of record.

BEING Block and Lot 10-15.

HAVING erected thereon a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Paul F. Dean, Jr. and Pamela S. Lloyd Dean by deed from Paul F. Dean, Jr. and Pamela S. Lloyd, n/k/a Pamela S. Lloyd Dean, dated July 23, 2004 and recorded August 4, 2004 in Deed Book 05520, Page 0788.

Parcel Number: 63-00-06260-08-5.

Location of property: 138 Plowshare Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul F. Dean, Jr. and Pamela S. Lloyd Dean** at the suit of JP Morgan Chase Bank, National Association. Debt: \$322,613.24.

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.

13-24772

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, being Lot Number 8, on a plan of lots made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, on the 18th day of February A.D., 1953, which plan is recorded at Norristown, in the Office for the Recording of Deeds in Deed Book No. 2327, Page 601 and described in accordance therewith, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of School House Road (33 feet wide) and the center line of Morris Road (33 feet wide); thence extending North 47°, 25' West, along the center line of Morris Road 232.50 feet to a point a corner of Lot No. 9 on said plan; thence extending North 42°, 35' East along the said same 189.27 feet to a corner of Lot No. 7 on said plan; thence extending South 45°, 10' East along the same 239.75 feet to a point in the center line of School House Road; thence extending South 44°, 50' West along the same 180 feet to its intersection with the center line of Morris Road being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carol Aulwes by deed from Steve Cross dated 04/15/2008 recorded 04/25/2008 in Deed Book 5690, Page 996.

Parcel Number: 66-00-04138-00-8.

Location of property: 801 Morris Road, (Township of Whitpain), Blue Bell, PA 19422-0000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol Aulwes** at the suit of Bank of America, N.A. Debt: \$432,432.42.

Amanda L. 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.

13-25066

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Survey Plan of Subdivision #2 of Franklin Village made by George C. Heilman, Registered Surveyor, Norristown, PA on November 21, 1961 and last revised April 8, 1962, as follows, to wit:

BEGINNING at a point on the arc of a curve on the Southwesterly side of Baldwin Avenue (50 feet wide) which point is measured on the arc of a curve curving to the right having a radius of 995.78 feet the arc distance of 68.85 feet from a point of curve therein which point of curve is at the distance of 436.16 feet measured South 48 degrees, 40 minutes East from a point of tangent thereon, which point of tangent is measured of the arc of a curve, curving to the right having a radius of 20 feet, the arc distance of 31.42 feet from a point of curve on the Southeasterly side of Sharon Lane (50 feet wide); thence extending from said point of beginning along the said side of Baldwin Avenue on the arc of a curve, curving to the right having a radius of 996.78 feet, the arc distance of 147.24 feet to a point of compound curve therein; thence extending on the arc of a curve curving to the right having a radius of 20 feet, the arc distance of 32.34 feet to a point of tangent on the Northwesterly side of Markel Road (50 feet wide); thence extending along the same South 55 degrees, 50 minutes West, 107.60 feet to a point; thence extending North 48 degrees, 40 minutes West, 234.07 feet to a point, a corner of Lot No. 170 as shown on said plan; thence extending along the same North 41 degrees, 20 minutes East, 148.27 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francis J. Minanno and Judith R. K. Minanno, h/w, by Deed from Russell Santangelo, dated 06/18/2004, recorded 06/25/2004 in Book 5514, Page 685.

Parcel Number: 33-00-05449-00-8.

Location of property: 3207 Markle Road, Norristown, PA 19403-4169.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis J. Minanno a/k/a Francis Minanno and Judith R.K. Minanno a/k/a Judith Minanno** 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: \$252,588.84.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-25392

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, PA described according to a Record Plan/Subdivision Plan of Village at Crooked Lane for Village at Crooked Lane Land Development Corporation dated 2-4-2000, last revised 11-29- 2000 and recorded in Plan Book A-59, Page 476, as follows, to wit:

BEGINNING at a point in the Northeasterly side of South Gulph Road, said point being a common corner of Lot #2 and Lot #3; thence from point of beginning and along Lot #3 North 29 degrees, 00 minutes, 14 seconds East, 92.65 feet to a point; thence on the arc of a circle curving to the right having a radius of 40 feet, the arc distance of 21.53 feet to a point; thence North 23 degrees, 10 minutes, 14 seconds West, 30.25 feet to a point; thence on the arc of a circle curving to the right having a radius of 59.00 feet the arc distance of 59.59 feet to a point; thence North 58 degrees, 21 minutes, 58 seconds West, 33.39 feet to a point; thence North 01 degrees, 35 minutes, 13 seconds East, 53.01 feet to a point; thence South 88 degrees, 27 minutes, 00 seconds East, 363.41 feet to a point on the Westerly side of Crooked Lane; thence South 19 degrees, 57 minutes, 00 East, 59.62 feet to a point; thence on the arc of a circle curving to the left having a radius of 120.00 feet the arc distance of 54.63 feet to a point; thence North 88 degrees, 54 minutes, 18 seconds West, 36.30 feet to a point; thence on the arc of a circle curving to the left having a radius of 192.00 feet, the arc distance of 67.45 feet to a point thence South 70 degrees, 57 minutes, 56 seconds West, 29.62 feet to a point; thence on the arc of a circle curving to the left having a radius of 40.00 feet, the arc distance of 7.80 feet to a point; thence South 60 degrees, 59 minutes, 46 seconds East, 55.17 feet to a point; thence South 29 degrees, 00 minutes, 14 seconds West, 133.86 feet to a point on the Northeasterly side of South Gulph Road; thence along same North 60 degrees, 07 minutes, 50 seconds West, 100.01 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kelly A. Latson and Edgar D. Unthank, by Deed from Village at Crooked Lane Development Corporation, dated 04/23/2003, recorded 05/19/2003 in Book 5456, Page 1332.

Parcel Number: 58-00-17191-01-3.

Location of property: 811 Crooked Lane a/k/a 811 South Gulph Road, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edgar D. Unthank a/k/a Edgar Unthank and Kelly A. Lotson** at the suit of Green Tree Servicing, LLC. Debt: \$327,680.41.

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

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

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

13-25594

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, PA 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 and 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.

TITLE TO SAID PREMISES IS VESTED IN Allen E. Foster, by Deed from Allen E. Foster and Telisa A. Foster, h/w, dated 04/26/2006, recorded 05/08/2006 in Book 5599, Page 2826.

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

Location of property: 53 Commons Drive, Pottstown, PA 19464-3166.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allen E. Foster** at the suit of Wells Fargo Bank, N.A. Debt: \$200,698.32.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-25862

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, described according to a plan of subdivision made for Moscariello Construction Company, Inc. by Czop/Specter, Inc. Worcester, PA dated 1/10/1997, last revised 5/21/1998 and recorded in Plan Book A-58, Page 494 bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Donny Brook Way (50 feet wide) a corner of this and Lot No. 2 on the above plan; thence extending along Donny Brook Way the 3 following courses and distances: (1) along the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 60.40 feet to a point of tangent; (2) South 46 degrees, 16 minutes, 05 seconds West, 166.32 feet to a point of curve (3) along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Easterly ultimate right of way line of Hopwood Road (80 feet wide); thence extending along the same the two following courses and distances: (1) North 43 degrees, 43 minutes, 55 seconds West, 20.01 feet to a point; (2) North 48 degrees, 41 minutes, 45 seconds West, 49.94 feet to a point on the Southeasterly side of an existing 10 feet wide driveway; thence along the same North 05 degrees, 53 minutes, 35 seconds East, 256.24 feet to a point a corner of Lot No. 2 aforesaid; thence extending along Lot No. 2 North 56 degrees, 18 minutes, 57 seconds East, 253.27 feet to a point on the aforesaid side of Donny Brook Way the first mentioned point and place of beginning.

BEING Lot No. 1.

BEING part of the same premises which William G. Larson and Sally G. Larson, his wife by Deed dated 10/28/99 and recorded 11/4/99 in Deed Book 5295, Page 1091 granted and conveyed unto Americo Moscariello in fee.

TITLE TO SAID PREMISES IS VESTED IN Thomas S. McCouch and Denise C. McCouch, his wife, by Deed from Americo Moscariello, dated 03/29/2002, recorded 05/22/2002 in Book 5409, Page 617.

Parcel Number: 61-00-00898-91-3.

Location of property: 40 Donny Brook Way, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas S. McCouch and Denise C. McCouch** at the suit of Wells Fargo Bank, N.A. Debt: \$530,365.19 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.

13-25920

ALL THAT CERTAIN frame message and lot of land, being part of Lot No. 107 in a plan of the East End Addition to the Borough of Pottstown, situate in the 6th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the North side of Queen Street at a distance of three hundred feet Westerly from the Northwest corner of Price and Queens Streets; thence by said Queen Street Westerly thirty feet to a corner of Lot No. 108; thence by the same Northerly one hundred and forty feet to a twenty feet wide alley; thence along said alley Easterly fifteen feet, three inches to a stake; thence Southerly thirty-five feet, six inches; thence Easterly fourteen feet, nine inches; thence Southerly one hundred and four feet, six inches to the place of beginning.

BEING the same premises of Lot No. 107 in a plan of the East End Addition to the Borough of Pottstown.

TITLE TO SAID PREMISES IS VESTED IN Radhika Mohammed, a married woman and Janelle C. Pearson, a married woman, as Joint Tenants With Rights of Survivorship, by Deed from Radhika Mohammed, a married woman, dated 05/10/2005, recorded 06/15/2005 in Book 5557, Page 2036. Radhika Mohammed departed this life on or about 8/25/2012, at which time her ownership interest automatically vested in the Surviving Joint Tenant With Right of Survivorship.

Parcel Number: 16-00-23984-00-3.

Location of property: 1037 Queen Street, Pottstown, PA 19464-5827.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janelle C. Pearson** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$86,153.22.

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.

13-25926

ALL THAT CERTAIN message and tract or piece of land, hereditaments and appurtenances, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, being bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer, dated 6/12/1920, as follows, to wit:

BEGINNING at a point marking a corner on the Southwest side of Third Street (as laid out in the Borough of Lansdale, 44 feet wide) at the distance of 101 feet Southeastward from the Southeast side of Chestnut Street (as laid out in the Borough of Lansdale, 48 feet wide), being a corner of this and Lot No. 2 on the original plan of Lots; thence extending along the Southwest side of Third Street, South 43°, East 22.5 feet to a point, a corner of land now or late of Joseph Godshalk and Charlotte D. Godshalk, husband and wife; thence extending along the said land now or late of the said Joseph Godshalk and Charlotte D. Godshalk, husband and wife, and passing through the middle of the partition wall of the building erected on this lot and the adjoining lot, South 47°, West 179 feet to a point, a corner on the Northeast side of Second Street (as laid out in the Borough of Lansdale, 40 feet wide); thence extending along the Northeast side of said Second Street, North 43°, West 23.42 feet to a point, a corner of Lot No. 2, aforesaid; thence extending along the Southwest side of Lot No. 2, North 46°, 20' West, 179 feet to the place of beginning.

BOUNDED on the Northeast by Third Street, on the Southeast by land now or late of Joseph Godshalk and wife, on the Southwest by Second Street and on the Northwest by Lot No. 3.

BEING the same premises which Christine O. O'Connor a/k/a Christine O. Haney, by Deed dated 7/14/2003 and recorded 7/29/2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5466, Page 2093, granted and conveyed unto Robert M. Buterbaugh, as sole owner.

Parcel Number: 11-00-17156-00-5.

Location of property: 110 East Third Street, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert M. Buterbaugh** at the suit of RBS Citizens, N.A. Debt: \$114,013.40.

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.

13-25964

ALL THAT CERTAIN dwelling and lot, piece or parcel of land, situate and known as 320 Ash Street, Stowe, **West Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point on the South side of Ash Street, a corner of lands now or formerly about to be conveyed to Naomi Stetler; thence along the same South 29 degrees, 53 minutes West, 140 feet to the North side of a 20 feet wide alley; thence along the said alley North 60 degrees, 7 minutes West, 19.85 feet to lands now or formerly about to be conveyed to Sarah M. Koch; thence North 29 degrees, 53 minutes East, 140 feet to the South side of Ash Street; thence along the same South 60 degrees, 7 minutes East, 19.85 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Sombers, by Deed from Federal Home Loan Mortgage Corporation, by Marie T. Eaise, by Power of Attorney Recorded 8/29/2006, dated 06/09/2008, recorded 07/22/2008 in Book 5700, Page 2840.

Parcel Number: 64-00-00175-00-4.

Location of property: 320 Ash Street, Stowe, PA 19464-6809.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Sombers** at the suit of Wells Fargo Bank, N.A. Debt: \$92,411.89.

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.

13-26179

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania described according to a surveyed plan thereof made by Franklin & Lindsey, C.E. dated the 16th day of August A.D. 1944, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Earl Lane at the distance of 197.05 feet measured on the arc of a circle with a radius of 270.58 feet from a point of curve on the Northeasterly aide of Earl Lane said point of curve being at the distance of 137.00 feet measured South 79 degrees, 27 minutes East from a point of tangent on the said Northeasterly side of Earl Lane, said point of tangent being at the arc distance of 196.35 feet measured on the arc of a circle with a radius of 125.00 feet from the point of intersection of the said Earl Lane with the Southeasterly side of Madison Avenue, said point being also being on the party line dividing Lots 125 and 126 on Plan of Brewster Park; thence extending along the said Northwesterly side of Earl Lane on a line curving to the left in a Northeasterly direction, measured on the arc of a circle with a radius of 270.58 feet the arc distance of 39.05 feet to a point; thence extending North 39 degrees, 38 minutes, 06 seconds West, 144.93 feet to a point; thence extending South 66 degrees, 32 minutes, 27 seconds West, 18.44 feet to a point; thence extending South 31 degrees, 16 minutes, 15 seconds East passing partly through the center of the party wall between this and the message adjoining on the Southwest the distance of 148.77 feet to the first mentioned point and place of beginning.

BEING the same premises which Catherine D. Mitchell, Executrix of the Estate of Catherine E. Conwell, deceased, by Deed dated November 30, 1994 and recorded in the Montgomery County Recorder of Deeds Office on December 9, 1994 in Deed Book 5099, Page 2057, granted and conveyed unto Robert J. Smith, Jr. and Charlene Smith, husband and wife.

Parcel Number: 08-00-01636-00-3.

Location of property: 131 Earl Lane, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **United States of America, Kathleen A. Binder, as Co-Administratrix of the Estate of Charlene Smith, deceased and Chevon Mitchell, as Co-Administratrix of the Estate of Charlene Smith, deceased** at the suit of Sovereign Bank. Debt: \$104,836.37.

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.

13-26968

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Spring Ridge", prepared for SRE Residential, L.P. drawn by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, Kulpville, PA, Project Number 2555, dated 7/7/1997 last revised 4/6/2003 and recorded in Plan Book A-61, Page 246, as follows, to wit:

BEGINNING at a point on the Westerly side of Tory Lane, said point of beginning is being at a point, a corner of Lot No. 53 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 53, South 85 degrees, 42 minutes, 47 seconds West, 143.00 feet to a point in line of lands now or late of Richard and Lucille Powell as shown on said plan; thence extending along the line of said lands, the two (2) following courses and distances, viz: (1) North 04 degrees, 17 minutes, 13 seconds West, 85.99 feet to a point; and (2) South 85 degrees, 42 minutes, 47 seconds West, 97.98 feet to a point in line of Lot No. 12 as shown on said plan; thence extending along the line of said Lot No. 12, North 04 degrees, 17 minutes, 13 seconds West, 62.48 feet to a point, a corner of lands now or late of Irene Steck on said plan; thence extending along the line of said lands of Steck, North 66 degrees, 25 minutes, 36 seconds East, 90.04 feet to a point, a corner of Lot No. 51 as shown on said plan; thence extending along the line of said Lot No. 51, South 66 degrees, 32 minutes, 57 seconds East, 199.10 feet to a point, on the Westerly side of Tory Lane, aforesaid; thence extending along the said Westerly side of Tory Lane, the two (2) following courses and distances, viz: (1) measuring in a Southerly direction along the arc of a circle curving to the left having a radius of 176.00 feet, the arc distance of 85.20 feet to a point of tangent; and (2) South 04 degrees, 17 minutes, 13 seconds East, 3.63 feet to a point, a corner of Lot No. 53, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 52 on said plan.

BEING Block 57, Unit 167.

UNDER AND SUBJEC., however, to a Sanitary Sewer Easement located upon and extending through premises and a Notation that Existing Drainage Swale behind Lots 50, 51 and 52 shall not be removed as part of this development or by future property owners, all of these conditions can be located and set forth on the above mentioned recited Plan Book and page.

BEING part of the same premises which Hanover Hills, Inc, a Pennsylvania Corporation, by Deed dated 4/30/2003 and recorded 7/24/2003 in Norristown, Pennsylvania in Deed Book 5466, Page 195, granted and conveyed unto SRE Residential, L.P., a Pennsylvania Limited Partnership, in fee.

BEING the same premises which SRE Residential, L.P., a Pennsylvania Limited Partnership, by Deed dated June 8, 2004 and recorded July 20, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5517, Page 2198, granted and conveyed unto Brian Donovan and Amy J. Donovan, husband and wife, as Tenants by the Entireties.

Parcel Number: 47-00-08770-06-6.

Location of property: 2510 Torey Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brian Donovan and Amy J. Donovan** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2004-RS8. Debt: \$395,067.65.

Andrew J. Marley, Attorney.

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

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

13-26981

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

BEGINNING at a point on the Northwestern side of Wedgewood Drive (60 feet wide) said point being the two following courses and distances from a point of compound curve on the Northerly side of Tremont Drive (60 feet wide): (1) leaving Tremont Drive on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 35.64 feet to a point of reverse curve on the Northwestern side of Wedgewood Drive; and (2) Northeastwardly along the Northwestern side of Wedgewood Drive on the arc of a circle curving to the right having a radius of 355.00 feet the arc distance of 136.32 feet to the point of beginning; thence extending from said beginning point North 61 degrees, 27 minutes, 03 seconds West partly through a dwelling erected on those premises and a dwelling erected on premises adjoining to the Southwest crossing the bed of a certain driveway as shown on said plan 137.30 feet to a point; thence extending North 47 degrees, 09 minutes East partly along the Northwestern side of the aforesaid driveway, 42.93 feet to a point; thence extending South 54 degrees, 40 minutes, 16 seconds East recrossing the bed of the aforesaid driveway 126.60 feet to a point on the Northeastly side of Wedgewood Drive aforesaid; thence extending Southwestwardly along the Northwestern side of Wedgewood Drive on the arc of a circle curving to the left having a radius of 355.00 feet the arc distance of 25.83 feet to the first mentioned point and place of beginning.

BEING Lot Number 82 as shown on the above mentioned plan.

TOGETHER with free and common use, right, liberty and privilege of the above mentioned driveway as shown on said plan as and for a passageway and water course at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping the same in good order and repair.

UNDER AND SUBJECT to certain restrictions which appear of record.

TITLE TO SAID PREMISES IS VESTED IN Ki Poong Lee and Sang M. Lee, husband and wife, by deed from MJ Patrick, Inc., a Delaware Corporation, dated October 15, 2003 and recorded October 17, 2003 in Deed Book 5477, Page 2101.

Parcel Number: 11-00-18836-00-8.

Location of property: 976 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ki Poong Lee and Sang M. Lee** at the suit of Federal National Mortgage Association. Debt: \$98,129.18.

Jennifer L. Wunder, Attorney.

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

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

13-27138

ALL THAT CERTAIN lot or parcel of ground, with the brick messuage or tenement thereon erected, known as 101 Jefferson Avenue and being Lot No. 162 of the Myers Tract, situate at the intersection of the Northeastly side of Jefferson Avenue (50 feet wide) and the Northwestern side of Hasbrook Avenue (formerly known as "G" Street) (50 feet wide) in the Village of Cheltenham and **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the Northeastly side of Jefferson Avenue fifty feet and extending of that width in length or depth Northeastwardly between parallel lines, the Southeastly side extending along the Northwestern side of Hasbrook Avenue one hundred forty-nine feet, eleven and thirteen-sixteenths inches.

BEING the same premises which Thomas L. Hill and Julie A. Ebarhardt, now known as Julie A. Hill, husband and wife by Deed dated 6-26-1995 and recorded 6-28-1995 in Montgomery County in Deed Book 5116, Page 1372 conveyed unto Thomas L. Hill and Julie A. Hill, husband and wife, in fee.

Parcel Number: 31-00-15115-00-1.

Location of property: 101 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Julie A. Hill and Thomas L. Hill** at the suit of JP Morgan Chase Bank, N.A. Debt: \$132,413.97.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-27186

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a plan or survey thereof entitled "Abington Park Manor", made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, dated May 18, 1940 and revised on June 27, 1940 and July 2, 1940, as follows, to wit:

BEGINNING at a point on the Southeast side of Rosemont Lane (40 feet wide) at the distance of 34.18 feet measured North 36 degrees, 11 minutes, 15 seconds East along the Southeast side of said lane from another point thereon, which last mentioned point is at the distance of 184.39 feet measured along the Southwest, South and Southeast side of said lane in a Southeast, East, and Northeasterly direction on a line curving to the left having a radius of 110 feet from another point thereon, which last mentioned point is at the distance of 262.09 feet measured South 49 degrees, 46 minutes, 5 seconds East along the Southwest side of said lane (and the extension thereof into the bed of Huntingdon Road) from point formed by intersection of extended Southwest side of said lane with a line in bed of Huntingdon Road (36.5 feet wide) (said last mentioned line being parallel with and measured 20 feet Northwest from the Southeast line of Huntingdon Road) (36.5 feet as aforesaid), which last mentioned point of intersection of said lane and said road is at the distance of 677.71 feet measured South 42 degrees, 13 minutes, 55 seconds West along line in bed of Huntingdon Road (said line being parallel with and 20 feet Northwest from the Southeast line of Huntingdon Road) (36.5 feet wide as aforesaid) from point formed by the intersection of said line in bed of Huntingdon Road aforesaid with the extended center line of Woodland Road (40 feet wide) (said extended center line of Woodland Road of width aforesaid being computed in relation to that part of Woodland Road which extends Southeast from Huntingdon Road); thence extending from first mentioned point and place of beginning South 53 degrees, 48 minutes, 45 seconds East, 140 feet to a point; thence extending North 36 degrees, 11 minutes, 15 seconds East, 55 feet to a point; thence extending North 53 degrees, 48 minutes, 45 seconds West, 140 feet to a point on the Southeast side of Rosemont Lane; thence extending South 36 degrees, 11 minutes, 15 seconds West, 55 feet to the first mentioned point and place of beginning.

BEING the same premises which Shawn P. Messmer and Jennifer L. Messmer, husband and wife, by Deed dated October 29, 2010 and recorded in the Montgomery County Recorder of Deeds Office on November 3, 2010 in Deed Book 5783, Page 2887, granted and conveyed unto Joseph Coleman McQuerry and Katelyn Ann McQuerry.

Parcel Number: 30-00-58452-00-9.

Location of property: 1235 Rosemont Lane, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph Coleman McQuerry and Katelyn Ann McQuerry** at the suit of PHH Mortgage Corporation. Debt: \$330,709.49.

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.

13-27341

ALL THAT CERTAIN lot of ground, with the semi-detached brick dwelling (No. 6 North Street) thereon erected, situate in **Ambler Borough**, County and State aforesaid, bounded and described according to a survey thereof made by Weir and Thieme, C.E. June 1925, as follows:

BEGINNING at a point on the Easterly side of North Street (forty feet wide), sixty-seven and eighty-one one-hundredths feet Southwardly from an iron pin at the point of intersection of the said side of North Street with the Southerly side of Woodland Avenue (forty feet wide), a corner of this and other land of the said Jeanette Williams, of which this was a part; thence continuing along the said side of North Street South eight degrees, thirty-five minutes West, seventeen and fifteen one-hundredths feet to a point a corner in line of land of Edward L. Reed; thence along the same at right angles to the said North Street North eighty-one degrees, twenty-five minutes West, eighty-eight and five-tenths feet to a point a corner in line of land of the Estate of David Knipe, deceased; thence along the same North eight degrees, thirty-five minutes East, seventeen and fifteen one-hundredths feet to a point a corner in line of the first named land of the said Jeanette Williams and along the same South eighty-one degrees, twenty-five minutes and East eighty-eight and five-tenths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary Dukes by deed from The Estate of Mary E. Williams, by her Executrix Greta Dukes, dated September 11, 1989 and recorded September 14, 1989 in Deed Book 4923, Page 854.

Parcel Number: 01-00-03268-00-7.

Location of property: 6 North Street, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Dukes** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-11. Debt: \$138,241.92.

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.

13-27757

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Master Plan of "Summer Hill" made for Gambone Brothers Development Company, of Bursich Associates, Inc., Pottstown, PA dated 07/27/1998 and last revised 12/05/2000 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-59, Pages 435 and 436, as follows, to wit:

BEGINNING at a point on the Westerly side of Jamie Circle (50.00 feet wide) 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 Southerly side of Summer Hill Drive (50.00 feet wide); thence extending from said point of beginning along the Westerly side of Jamie Circle the two (2) following courses and distances, viz: (1) South 00 degrees, 04 minutes, 43 seconds East, 72.47 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 675.00 feet the arc distance of 41.60 feet to a point a corner of Lot 34 on said plan; thence extending along said Lot 34, North 86 degrees, 32 minutes, 13 seconds West, 143.37 feet to a point a corner of Lot 32 on said plan; thence extending along said Lot 32, North 01 degree, 46 minutes, 59 seconds East, 111.08 feet to a point on the Southerly side of Summer Hill Drive, aforesaid; thence extending along said Summer Hill Drive the three (3) following courses and distances, viz: (1) on the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 64.46 feet to a point of tangent; (2) North 89 degrees, 55 minutes, 17 seconds East, 62.18 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to a point the Westerly side of Jamie Circle, aforesaid, being the first mentioned point and place of beginning.

BEING Lot 33 on said plan.

UNDER AND SUBJECT to a Declaration of Summer Hill Planned Community recorded in Deed Book 5354, Page 2380, in the County aforesaid, affecting the unit or lot described above.

BEING the same premises which Paul D. Sahakian and Nancy A. Sahakian, by Deed dated 8/11/2004 and recorded 8/13/2004 in Montgomery County in Deed Book 5521, Page 2015 granted and conveyed unto Robert S. Winter III and Kimberly A. Collins.

Parcel Number: 32-00-02530-00-3.

Location of property: 5 Jamie Circle, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kimberly A. Collins and Robert S. Winter** at the suit of Nationstar Mortgage, LLC. Debt: \$307,689.46.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-27985

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot #45 as shown on Plan of Subdivision known as Greendale Manor, Section #2, made for Sunnysbrook, Inc. by Barton and Martin, Engineers, dated August 17, 1954 and recorded October 21, 1954 in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-1 and being more fully bounded and described according to wit:

BEGINNING at a point on the Southwesterly side of Bradford Road (50 feet wide), said point being a corner in common with Lot No. 46 on said plan and at the distance of three hundred twenty-nine feet and thirty-two one-hundredths of a foot measured North 54 degrees, no minutes, 30 seconds West along the said Southwesterly side of Bradford Road from its intersection with the Northwesterly side of Malinda Road (50 feet wide) (both lines produced); thence from said point of beginning extending South 35 degrees, 59 minutes, 30 seconds West along Lot No. 46 on said plan, a distance of two hundred eighty-nine feet and ninety-seven one-hundredths of a foot to a point on the Northeasterly side of a sixty feet wide right-of-way for drainage; thence extending North 23 degrees, 15 minutes, 44 seconds West along the said Northeasterly side of a sixty feet wide right-of-way for drainage, a distance of seventy-three feet and thirty one-hundredths of a foot to a point, a corner in common with said Lot No. 44 on said plan; thence extending North 35 degrees, 59 minutes, 30 seconds East, along line of Lot No. 44 on said plan, a distance of two hundred fifty-two feet and fifty one-hundredths of a foot to a point on the Southwesterly side of Bradford Road; thence extending South 54 degrees, no minutes, 30 seconds East along the said Southwesterly side of Bradford Road a distance of sixty-three feet in the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Maloney, by Deed from John G. Remmey, III and Jane T. Remmey, dated 06/30/2003, recorded 07/17/2003 in Book 5464, Page 2350.

Parcel Number: 52-00-02062-00-1.

Location of property: 1310 Bradford Road, Oreland, PA 19075-2415.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph L. Maloney** at the suit of JP Morgan Chase Bank, National Association. Debt: \$220,240.03.

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

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

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

13-28485

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain plan and survey thereof made by William T. Muldrew, Civil Engineer, Jenkintown, PA, on February 27, 1922, as follows, to wit:

BEGINNING at a point of the intersection of the Northerly side of Summit Avenue (50 feet wide) with a Westerly side of Cedar Street (40 feet wide); thence along the said Northerly side of Summit Avenue, South 71 degrees, 14 minutes West, 31 feet to a point a corner of this and land about to be conveyed by the Grantors to George W. Brauer and wife of which this was a part; thence by and along the same North 18 degrees, 46 minutes West the line passing through the center of the partition wall between the dwelling on this and the adjoining lot 148.23 feet to the Southerly side of Willow Street (35 feet wide); thence by and along the said side of said Willow Street, North 80 degrees, 20 minutes East, 32.51 feet to a point of intersection of the Southerly side of said Willow Street with Westerly side of the said Cedar Street; thence by and along the same the 2 following courses and distances: (1) South 02 degrees, 30 minutes West, 36.52 feet to a point; (2) thence South 25 degrees, 06 minutes East, 110.74 feet to the place of beginning.

BEING known as Block 15 Unit 32.

BEING the same premises which Alfred H. Trank and Margaret G. Trank, husband and wife, by deed dated 11/29/1946 and recorded 11/30/1946 at Norristown, Pennsylvania in Deed Book 1790, Page 531, granted and conveyed unto Fitzhugh Lee Kirk and Henry B. Kirk, in fee.

ALSO BEING the same premises which Fitzhugh Lee Park and Anne Marie Kirk, husband and wife, by Deed of Correction, dated 7/18/1986 and recorded 7/22/1986 at Norristown, Pennsylvania, in Deed Book 4806, Page 1751, granted and conveyed their undivided interest unto William D. Walsh and Josephine A. Walsh, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Dylan Taylor, by Deed from Henry B. Kirk and Nancy Lee McKeown, Executrix of the Estate of Josephine A. Walsh, deceased, dated 09/20/2001, recorded 10/03/2001 in Book 5379, Page 906.

Parcel Number: 10-00-03912-00-2.

Location of property: 513 Summit Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dylan Taylor** at the suit of Federal National Mortgage Association. Debt: \$237,968.96 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

13-28652

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer and Surveyor on September 23, 1919, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fairview (formerly Lee) Avenue at the distance of one hundred feet Northeastwardly from the Northeastly side of Maple Avenue; thence along the said Southeasterly side of Fairview (formerly Lee) Avenue North twenty-eight degrees, thirty-two minutes East, twenty-four and ninety-two one-hundredths feet to a corner; thence South sixty-one degrees, twenty-eight minutes East, fourteen and ninety-two one-hundredths feet to the front of a twin dwelling; thence passing through the party wall of the said twin dwelling South sixty degrees, eleven minutes East, forty-six and four-tenths feet to the rear of the same; thence South sixty-one degrees, twenty-eight minutes East, forty and seventy-one one-hundredths feet to the Northwestly side of a ten feet wide alley in the rear of this property; thence along the Northwestly side of said ten feet wide alley South twenty-seven degrees, thirty-seven minutes West, twenty-three and eighty-nine one-hundredths feet to a corner; thence North sixty-one degrees, twenty-eight minutes West, one hundred two and forty-one one-hundredths feet to a point on the Southeasterly side of Fairview (formerly Lee) Avenue and place of beginning.

BEING the same premises which Jay R. O'Brien, Susan M. O'Brien and Linda Mock by Deed dated 3/30/2007 and recorded 4/5/2007 in Montgomery County in Deed Book 5641, Page 2448 granted and conveyed unto Sheree Singleton.

Parcel Number: 30-00-19340-00-7.

Location of property: 1909 Fair View Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sheree Singleton** at the suit of Bank of America, N.A. Debt: \$283,281.79.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-29076

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Numbered 91 and 92 on a Plan of Lots of 'Ambler Highlands', said plan being recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 584, Page 500 and being bounded and described together, as follows, to wit:

BEGINNING at a point on the Southerly side of Highland Avenue (50.00 feet wide), said point being measured in and Eastwardly direction 94.56 feet from a point, on the Easterly side of Bellaire Avenue (50.00 feet wide); thence extending from said point of beginning and along the Southerly side of Highland Avenue South 87 degrees, 47 minutes East, 94.56 feet to a point, a corner in line of Lot Number 130, as shown on said plan; thence extending along the same in a Southwardly direction 202.20 feet to a point a corner in line of Lot Number 93, as shown on said plan; thence extending along the same in a Westwardly direction 94.22 feet to a point, a corner in line of Lot Number 90, as shown on said plan; thence extending along the same in a Northwardly direction 190.72 feet to the first mentioned point and place of beginning.

BEING the same premises, which Craig O. Atkins and Annette Cardello Atkins, husband and wife, by Deed dated January 4, 2002, and recorded January 15, 2002, in Deed Book 5391, Page 2484, granted and conveyed unto Craig O. Atkins and Annette Cardello Atkins, husband and wife, and Joyce Williams, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joyce Williams and Craig O. Atkins, by Deed from Craig O. Atkins and Annette Cardello Atkins, h/w and Joyce Williams, dated 01/10/2006, recorded 01/19/2006 in Book 5587, Page 1780.

Parcel Number: 54-00-08476-00-2. Map #54028 030.

Location of property: 511 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joyce Williams and Craig O. Atkins** at the suit of Wells Fargo Bank, N.A. Debt: \$243,440.72 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.

13-29364

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Upper Moreland Township**, County of Montgomery, and State of Pennsylvania being more particularly described according to a Plan of part of "Sycamore Gardens", made by George B. Mebus, Registered Professional Engineer, dated August 1, 1952 and revised October 8, 1952, as follows:

BEGINNING at a point on the Southeasterly side of Linden Avenue (50 feet wide) at the distance of 519.31 feet measured North 42 degrees, 35 minutes, 37 seconds East, along said side of Linden Avenue from its intersection with the Northeasterly side of Vesper Avenue (50 feet wide) (both lines produced); thence extending from said beginning point, along the said side of Linden Avenue North 42 degrees, 35 minutes, 37 seconds East, 62 feet to a point; thence extending South 47 degrees, 58 minutes, 6 seconds East, 146.71 feet to a point; thence extending South 42 degrees, 18 minutes, 21 seconds West, 63.44 feet to a point; thence extending North 47 degrees, 24 minutes, 23 seconds West, 147.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tara J. Thomas Brown and Kenneth M. Brown by deed from Hobert Brown, dated August 3, 2010 and recorded November 12, 2010 in Deed Book 5785, Page 00011.

Parcel Number: 59-00-11284-00-6.

Location of property: 1519 Linden Avenue, Willow Grove, PA 19090-1017.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tara J. Thomas Brown and Kenneth M. Brown** at the suit of Wells Fargo Bank, N.A. Debt: \$133,867.20.

Jennifer L. Wunder, Attorney.

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

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

13-29535

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, known and designated as Lot Nos. 290, 291, and 292 on a certain Plan of Lots of Willow Grove recorded in Deed Book 403, Page 500, situate in **Abington Township**, County of Montgomery PA, bounded and described together as one lot, according thereto, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fairview Avenue at the distance of 150 feet Southwestwardly from the Southwestwardly side of Decatur Avenue, containing in front or breadth on said side of Fairview Avenue 75 feet and extending Northwesterwardly of that width in length or depth between parallel lines at right angles with said Fairview Avenue 125 feet. Bounded Southwestwardly by Lot No. 289, Northwestwardly by Lots 184, 185 and 186, Northeastwardly by Lot No. 293 and Southeastwardly by Fairview Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Carter, by Deed from Hazel M. Clark, Administratrix for the Estate of Marion Upshur, deceased, dated 12/02/1970, recorded 01/28/1972 in Book 3729, Page 274. Elizabeth Carter died on 01/31/2013, leaving a Last Will and Testament dated 10/18/2005. Letters Testamentary were granted to John K Connor on 02/07/2013 in Montgomery County, No. 46-2013-X0593. The Decedent's surviving heirs at law and next-of-kin Jamir Carter, Anthony Carter, Tonisha Carter, and Rakisha Carter. By executed waivers, Anthony Carter, Jamir Carter and Rakisha Carter waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 30-00-18928-00-5.

Location of property: 1628 Fairview Avenue, Willow Grove, PA 19090-4603.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John K. Connor, in His Capacity as Executor and Trustee of The Estate of Elizabeth Carter and Tonisha Carter, in Her Capacity as Devisee of The Estate of Elizabeth Carter** at the suit of Wells Fargo Bank, N.A. Debt: \$234,466.41.

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

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

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

13-29614

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

BEING Lot No. 114.

TITLE TO SAID PREMISES IS VESTED IN Kurt C. Shaw and Lynette E. Shaw, h/w, by Deed from NVR, Inc., a Virginia Corporation, t/a Ryan Homes, dated 11/30/2005, recorded 12/06/2005 in Book 5581, Page 2644.

Parcel Number: 42-00-00473-76-3.

Location of property: 92 Brookview Lane, Pottstown, PA 19464-2993.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kurt C. Shaw and Lynette E. Shaw** at the suit of Pennymac Loan Services, LLC. Debt: \$258,166.93.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-29680

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan "Valley Hi West" made by Showalter & Associates, Chalfont, PA dated 3-26-1993 last revised 3-4-2002 and recorded in Montgomery County in Plan Book A-60, Page 344, as follows, to wit:

BEGINNING at a point on the Northwestern side of Lane 7 (Woodgate Circle) said point being a corner of Lot 101 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 101 as shown on the above mentioned plan North 56 degrees, 26 minutes, 44 seconds West, 192.07 feet to a point on the Southeastly side of Loop Road; thence extending along the same on the arc of a circle curving to the left having a radius of 675.00 feet the arc distance of 81.99 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 30.12 feet to a point of tangent on the Southwesterly side of Lane 7 as shown on the above mentioned plan; thence extending along the same and along the Westerly and Northwestern side of Lane 7 the three following courses and distances: (1) South 56 degrees, 26 minutes, 44 seconds East, 122.08 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 89.88 feet to a point of tangent; and (3) South 46 degrees, 33 minutes, 16 seconds West, 39.77 feet to the first mentioned point and place of beginning.

CONTAINING in area of 18,714.53 square feet.

BEING Lot Number 100 as shown on the above mentioned plan.

BEING the same premises which Valley High, LLC, a Pennsylvania Limited Liability Company granted and conveyed unto James J. Watanabe and Tina N. Watanabe by Deed dated May 24, 2004 and recorded June 1, 2004 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5509, Page 2171.

Parcel Number: 43-00-15996-00-8.

Location of property: 8000 Woodgate Circle, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James J. Watanabe and Tina N. Watanabe** at the suit of Quicken Loans, Inc. Debt: \$226,048.26.

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.

13-30919

ALL THAT CERTAIN lot or parcel of ground, situate in **Collegeville Borough**, County of Montgomery and State of Pennsylvania, described according to a Plan of Subdivision Estates of Collegeville, prepared for the Cutler Group, Inc. prepared by Urwiler & Walter, Inc. Sumneytown, Pennsylvania 18084 dated 12/1/1988 and last revised 11/28/1989 and recorded in the recorder of Deeds on 6/30/1992 in Plan Book A-53, Page 323, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Richard Way (50 feet wide) said point being a corner of Lot No. 11 on said plan; thence extending along the same on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 26.29 feet to a point a corner of Lot No. 13 on said plan; thence extending along the same the 2 following courses and distances: (1) South 52 degrees, 14 minutes, 24 seconds East a distance of 127.11 feet to a point; and (2) North 34 degrees, 30 minutes, 00 seconds East a distance of 127.00 feet to a point a corner of lands now or late of George Markinov, as shown on said plan; thence extending along the same North 37 degrees, 42 minutes, 34 seconds East a distance of 72.75 feet to a point a corner of Lot No. 14, as shown on said plan; thence extending along the same South 52 degrees, 17 minutes, 26 seconds East crossing a 20 feet wide storm sewer and access easement and a 20 feet wide sanitary sewer easement a distance of 193.64 feet to a point in line of lands now or late of Chester E. Knickerbocker as shown on said plan; thence extending along same and partly along lands of Alfred Leber South 37 degrees, 42 minutes, 34 seconds West a distance of 224.71 feet to a point a corner of lot No. 11 on said plan; thence extending along the same, recrossing 20 feet wide sanitary sewer easement through wetlands and through detention basin easement North 52 degrees, 14 minutes, 24 seconds West a distance of 305.67 feet to a point and being the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

BEING the same premises which Hani J. Khella and Margaret Khella, his wife, by Deed dated August 28, 2003 and recorded in the Montgomery County Recorder of Deeds Office on September 23, 2003 in Deed Book 5474, Page 299, granted and conveyed unto Frank MacGregor and Janet MacGregor as Tenants by the Entirety.

Parcel Number: 04-00-01557-90-2.

Location of property: 230 Richard Way, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Frank MacGregor and Janet MacGregor** at the suit of Merrill Lynch Mortgage Investors Trust, Mortgage Pass-Through Certificates, Series 2004-A1, U.S. Bank National Association as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee by PHH Mortgage Corporation as Servicer. Debt: \$351,665.67.

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.

13-31101

ALL THAT CERTAIN brick tenement and lot of land, situated on the South side of Walnut Street between York and Manatawny Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as No. 22 Walnut Street, bounded and described, as follows, to wit:

BEGINNING in the South side of Walnut Street aforesaid sixteen (16) inches West of the Northeast corner of the said brick message at the point of this and land of Franklin C. Smith; thence by the same Southerly 140.00 feet more or less to the North side of Union Alley; thence by the same Eastwardly and parallel with said Walnut Street 24 feet, 4 inches, more or less, to a point; thence Northerly 140.00 feet more or less to Walnut Street aforesaid; thence by and along the said South line of Walnut Street Westwardly 24 feet, inches more or less to the point or place of beginning.

TOGETHER with the free, common and uninterrupted use, right and privilege of private alley way immediately on the East of premises herein described and as hereinafter set forth.

TITLE TO SAID PREMISES IS VESTED IN Tammy S. Roehrig by deed from John R. Chemesky, dated January 31, 2006 and recorded February 16, 2006 in Deed Book 05590, Page 2009.

Parcel Number: 16-00-29724-00-5.

Location of property: 22 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tammy S. Roehrig** at the suit of Wells Fargo Bank, National Association. Debt: \$149,305.62.

Marc S. Weisberg, Attorney.

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

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

13-31794

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Upper Dublin Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a Survey and Plan made of Fairway Estates, Section No. 5, made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania on October 19, 1955, and last revised March 14, 1956, as follows, to wit:

BEGINNING at a point on the Southwest side of Northview Drive (50 feet wide) which point is measured North 17 degrees, 28 minutes, 30 seconds West, 41 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 215 feet the arc distance of 211.39 feet from a point which point is measured North 73 degrees, 48 minutes, 30 seconds West, 90 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet from a point on the Northwest side of North Hills Avenue (45 feet wide); thence extending from said point of beginning South 72 degrees, 31 minutes, 30 seconds West, 141.11 feet to a point; thence extending North 21 degrees, 18 minutes, 30 seconds West, 71.16 feet to a point; thence extending North 72 degrees, 31 minutes, 30 seconds East, 145.87 feet to a point on the Southwest side of Northview Drive; thence along the Southwest side of Northview Drive South 17 degrees, 28 minutes, 30 seconds East, 71 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul M. Morton and Rochelle L. Eisiminger, by Deed from Mary M. Coutts, by her Power of Attorney, Jane F. Ambrose, by Power of Attorney dated August 2, 2004 and to be recorded herewith, dated 11/29/2007, recorded 12/03/2007 in Book 5673, Page 1990.

Parcel Number: 54-00-12649-00-5.

Location of property: 22 Northview Drive, Glenside, PA 19038-1318.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul M. Morton and Rochelle L. Eisiminger** at the suit of Federal National Mortgage Association. Debt: \$256,124.12.

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

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

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

13-32425

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 Southwest side of Wood Street, at the distance of 101.33 feet Northwest from the Westerly corner of Wood and Pine Streets, said point being opposite the middle of the partition wall between the premises hereby conveyed and the premises adjoining now or late of John B. Tyron; thence Southwest the line passing through the middle of the partition was between the premises hereby conveyed and said John B. Tyron's adjoining premises 140.34 feet to a point on the Northeast side of a 20 feet wide public alley; thence along said alley Northwest 20 feet to a point a corner of this and land of now or late of Herbert S. Land and Clarence G. Land's adjoining ground 140.25 feet to the Southeast side of Wood Street aforesaid and along said side of said Wood Street Southeast 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Moran by deed from James A. Moran, dated September 23, 2005 and recorded October 11, 2005 in Deed Book 05574, Page 1720.

Parcel Number: 13-00-39508-00-7.

Location of property: 210 West Wood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen M. Moran** at the suit of Harleysville Savings Bank. Debt: \$107,101.20.

Marc S. Weisberg, Attorney.

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

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

13-32742

ALL THAT CERTAIN message and lot or piece of ground, situated in **East Greenville Borough**, County of Montgomery and State aforesaid, bounded and described, as follows, to wit:

BEGINNING at in the Western curb line of State Street and land of Chester S. Schultz; thence along the Western curb line of State Street South 26 degrees, East 45 feet to a stake in the line of land of the Grantors; thence along the same South 64 degrees, West 200 feet, 5 inches to a stake in a proposed alley; thence along the same North 26 degrees, West 45 feet to a point in the line of Chester S. Schultz's land; thence along the same North 64 degrees, East and running through the partition of this and the adjoining house on the North, East 200 feet, 5 inches, to the place of beginning.

CONTAINING 9,018.8 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Joseph Allen and Jeanne Allen by deed from Gilbert C. Peart and Faye E. Peart, husband and wife, dated June 28, 2002 and recorded August 7, 2002 in Deed Book 5418, Page 2132.

Parcel Number: 06-00-03308-00-7.

Location of property: 458 State Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Allen and Jeanne Allen** at the suit of Wells Fargo Bank, N.A. Debt: \$142,287.91.

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.

13-33580

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as "Highland Gardens" made for Cross Realty Company by Russell S. Lyman, Registered Professional Engineer dated June 26, 1961 and last revised November 6, 1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cherry Street (58 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Church Road (50 feet wide): (1) leaving Church Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 53.94 feet to a point of tangent on the Southwesterly side of Cherry Street; and (2) South 06 degrees, 13 minutes East along the Southwesterly side of Cherry Street 53.23 feet to the point of beginning.

CONTAINING in front or breadth Southeasterly along the Southwesterly side of Cherry Street 37.50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Cherry Street 125.00 feet to a point on the Northeasterly side of the North Pennsylvania Railroad.

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

BEING the same premises which Cross Realty Company, (a Pennsylvania Corporation), by Deed dated 08-03-62 and recorded 08-09-62 in the Office of the Recorder of Deed in and for the County of Montgomery in Deed Book 3255, Page 1132, granted and conveyed unto Stanley P. Namowicz and Regina A. Namowicz, husband and wife.

Parcel Number: 11-00-01600-00-9.

Location of property: 502 Cherry Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stanley P. Namowicz, Jr., as Executor of the Estate of Stanley P. Namowicz a/k/a Stanley P. Namowicz, Sr., Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$156,959.64.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-34075

ALL THAT CERTAIN unit, designated as Unit Number 410 being a unit in Middleton Place Townhomes Condominium, situate **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Middleton Place Townhomes Condominium, bearing date the 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of January A.D. 1982 in Deed Book 4674, Page 1029, etc., and Plats and Plans for Middleton Place Townhomes Condominium, bearing date the 6th day of January A.D. 1982 and recorded as Exhibit "C" of the Declaration of Condominium of Middleton Place Townhomes Condominium in Deed Book 4674, Page 1029.

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

TITLE TO SAID PREMISES IS VESTED IN Jamie L. McDevitt by deed from Camillo Pulcini and Kelly Pulcini, dated April 4, 2005 and recorded April 8, 2005 in Deed Book 05550, Page 0010.

Parcel Number: 63-00-05210-37-9.

Location of property: 410 Middleton Place, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jamie L. McDevitt** 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 2005-17 Mortgage Pass-Through Certificates, Series 2005-17. Debt: \$133,363.60.

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.

13-34148

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, and bounded and described according to a Final Plan of Maple Park, made by Harris, Henry and Potter, Inc., on June 5, 1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Maurice Lane (50 feet wide) which point is at the distance of 107.78 feet measured North 40 degrees, 18 minutes East, along the said side of Maurice Lane, from a point of tangent which point of tangent is at the distance of 15.71 feet, measured along the arc of a circle curving to the right, having a radius of 10 feet, from a point of curve on the Northeasterly side of Serrill Drive (50 feet wide); thence extending from said beginning point, and along the side of Maurice Lane, along the arc of a circle curving to the right, having a radius of 205 feet, the arc distance of 119.34 feet to a point; thence extending South 16 degrees, 20 minutes, 39 seconds East, the distance of 152.31 feet to a point; thence extending South 89 degrees, 00 minutes, 18 seconds West, the distance of 43.91 feet to a point; thence extending North 49 degrees, 42 minutes West, the distance of 128 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 71, Section 3, on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Keleher by deed from Michael J. Keleher and Cynthia Keleher dated April 25, 2005 and recorded May 11, 2005 in Deed Book 5553, Page 1900.

Parcel Number: 36-00-07903-00-8.

Location of property: 61 Maurice Lane, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Keleher and United States of America c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of EverBank. Debt: \$228,709.00.

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.

13-34314

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Towamencin Village made by Hans P. Stein, Associates of Philadelphia, PA Architects, Landscape Architects, Planners & Engineers dated 5/21/1980 and revised 12/9/1980 and recorded in the Recorder of Deeds Office in Plan Book A-41, Page 99-E, as follows, to wit:

BEGINNING at a point on the Northwestern side of the cul-de-sac of Breckenridge Place a corner of Lot #7-11 on said plan; thence extending from said beginning and along Lot #7-11 North 74 degrees, 44 minutes, 44 seconds West, 195.29 feet to a point in line of lands of North Penn School District; thence extending along the same North 37 degrees 55 minutes, 30 seconds East, 132.00 feet to a point a corner of Lot #7-9 on said plan; thence extending along the same South 52 degrees, 04 minutes, 30 seconds East, 170.52 feet to the Northwestern side of Breckenridge Place, aforesaid; thence extending along the same South 30 degrees, 24 minutes, 19 seconds West, 50.34 feet to a point of curve; thence continuing along the same on the arc of a circle curving to the left having a radius of 55.00 feet the arc distance of 10.30 feet to the point and place of beginning.

BEING Lot #7-10 on said plan.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Paul M. Cramer and Lori Cramer granted and conveyed unto William F. Morrow and Kristen A. Morrow by Deed dated September 30, 2005 and recorded October 6, 2005 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5574, Page 654.

Parcel Number: 53-00-00940-22-2.

Location of property: 1504 Breckenridge Place, Harleysville, PA 19438.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kristen A. Morrow and William F. Morrow** at the suit of Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. Debt: \$188,477.66.

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.

13-35024

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a Record Plan of Norriton Knoll Phase I, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-42, Page 14, and re-recorded in Plan Book A-46, Page 68, as follows:

BEGINNING at a point on the Northeastly side of Cobblestone Circle (50.00 feet wide), a corner of this and Lot No. 91, as shown on said plan, which plan is measured the two (2) following courses and distances from a point of curve on the Southeastly side of Fieldcrest Avenue (50.00 feet wide): (1) leaving Fieldcrest Avenue, on the arc of a curve, curving to the left, having a radius of 15.00 feet, the arc distance of 23.36 feet to a point of tangent on the Northwestern side of Cobblestone Circle, aforesaid; and (2) South 29 degrees, 07 minutes, 30 seconds East, 80.00 feet to the point of beginning.

CONTAINING in frontage or breadth, South 29 degrees, 07 minutes, 30 seconds East, along the Northeastly side of Cobblestone Circle, 20.00 feet and extending of that width Northeastwardly between parallel lines at right angles thereto 120.00.

BEING Lot No. 92 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Karine A. Brown, by Deed from Gary D. Mellar and Diane C. Mellar, dated 07/31/2003, recorded 09/11/2003 in Book 5472, Page 1736.

Parcel Number: 63-00-01469-20-5.

Location of property: 2489 Cobblestone Circle, Norristown, PA 19403-5101.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karine A. Brown** at the suit of Citimortgage, Inc. Debt: \$160,535.89.

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.

13-35117

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 'Whitemarsh Estates' Section Number 3 Part 'A' made by Anthony C. Loftus, Jr., Registered Surveyor, dated April 17, 1962 and revised August 3, 1962, as follows, to wit:

BEGINNING at a point on the Southeastly side of Spring Mill Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeastly side of Red Rambler Drive (50 feet wide): (1) leaving Red Rambler Drive on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 27.38 feet to a point of compound curve on the Southeastly side of Spring Mill Road; and (2) Northeastwardly along the Southeastly side of Spring Mill Road on the arc of a circle curving to the right having a radius of 1395.00 feet the arc distance of 165.90 feet to the point of beginning; thence extending from said point of beginning along the Southeastly side of Spring Mill Road the two following courses and distances: (1) Northeastwardly on the arc of

a circle curving to the right having a radius of 1395.00 feet the arc distance of 73.11 feet to a point of tangent on the same; and (2) North 38 degrees, 00 minutes, 40 seconds East, 15.47 feet to a point; thence extending South 51 degrees, 59 minutes, 20 seconds East, 147.38 feet to a point; thence extending South 46 degrees, 12 minutes, 20 seconds West, 49.77 feet to a point; thence extending South 33 degrees, 10 minutes, 55 seconds West, 46.47 feet to a point; thence extending North 50 degrees, 28 minutes, 40 seconds West, 142.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Greg Thomas Kupniewski and Cheryl Ann Kupniewski, by Deed from Harold L. Kundel and Alice Marie Kundel, dated 04/20/2007, recorded 04/30/2007 in Book 5645, Page 16.

Parcel Number: 65-00-10819-00-6.

Location of property: 2016 Spring Mill Road, Lafayette Hill, PA 19444-2110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cheryl Ann Kupniewski and Greg Thomas Kupniewski** at the suit of Ocwen Loan Servicing, LLC. Debt: \$364,951.95.

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

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

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

13-35329

ALL THAT CERTAIN message and tract of land situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a survey as made by George F. Shaner, R. E. as of October 18, 1960 and more fully described, as follows, to wit:

BEGINNING at a corner of lands of Walter Carroll, said point being in the middle of a state Rural Road #46005 otherwise known as North Keim Street (33' wide) and said point being distant along said road from a point of intersection with State Highway Route #663 (North Charlotte Street) South 42 degrees, 00 minutes East, 236.50 feet; thence from said point of beginning along other lands of Walter Carroll North 46 degrees, 54 minutes East, 250.05 feet to a corner on line of lands of Estelle Sehmsa; thence along the same South 42 degrees, East 104.80 feet to a corner of lands previously conveyed by the Grantor to Arthur Nuzzo; thence along the same South 48 degrees, West 250 feet to a corner in the middle of the aforesaid North Keim Street; thence along the middle of the same North 42 degrees, West 100 feet to the place of beginning.

CONTAINING 25,600 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Deibler by deed from Joyce M. Leary, formerly Joyce Marlene Moyer dated July 19, 2004 and recorded August 11, 2004 in Deed Book 5521, Page 1554.

Parcel Number: 42-00-02302-00-5.

Location of property: 1986 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra L. Deibler** at the suit of Nationstar Mortgage, LLC. Debt: \$164,003.47.

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.

13-35636

ALL THAT CERTAIN lot or tract of land, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a future Plan of Subdivision prepared for Robert C. Alderfer, by Urwiler and Walter, Inc., 182 East Broad Street, Telford, PA 18969, dated November 21, 1991, as follows, to wit:

BEGINNING at a point in the Northwesternly Ultimate Right-of-Way line of Smoke Pipe Road (Ultimate Right-of-Way of 60.00 feet wide), which point is also the Southernmost corner of lands now or late of Antonia and Florence Beva; thence extending from said beginning point along said side of Smoke Pipe Road, South 49 degrees, 18 minutes, 00 seconds West, 25.02 feet to a point, a corner of Lot No. 1 on said plan; thence extending along said Lot No. 1, North 42 degrees, 50 minutes, 17 seconds West, 204.46 feet to a point; thence extending along the same and Lot No. 2, South 63 degrees, 30 minutes, 37 seconds West, 278.13 feet to a point, an iron pin found; thence extending along lands now or late of Robert C. Alderfer, North 24 degrees, 57 minutes, 37 seconds West, 202.82 feet to a point; thence extending along lands now or late of Floyd Goshaw, et ux. and lands now or late of Ronald Forbes, et ux., North 62 degrees, 59 minutes, 10 seconds East, 238.67 feet to a point; thence still along lands of Forbes, aforesaid, and lands now or late of Antonia Bova, et ux., South 42 degrees, 50 minutes, 17 seconds East, 411.62 feet to the first mentioned point and place of beginning.

BEING designated as Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sean Barrera, a married person, by Deed from David A. Swartley and Mary K. Swartley, h/w, dated 11/03/2009, recorded 11/12/2009 in Book 5750, Page 399.

Parcel Number: 34-00-04632-00-5.

Location of property: 425 Smoke Pipe Road, Souderton, PA 18964-2145.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sean Barrera** at the suit of Wells Fargo Bank, N.A. Debt: \$407,953.36.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-35684

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, and described according to a Plan of Portion of Wynnewood Park in Merion, made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania dated November 2, 1950, as follows, to wit:

BEGINNING at a point on the Southerly side of Knox Road (fifty feet wide) at the distance of eighty-three feet and ninety-three one-hundredths of a foot measured South eighty-one degrees, fifty-one minutes, thirty seconds East along the Southerly side of said Knox Road from a point of tangent in same, which said point of tangent is at the arc distance of one hundred fifty-eight feet and ninety-five one-hundredths of a foot measured along the said side of Knox Road on the arc of a circle curving to the right having a radius of three hundred seventy feet from a point of curve in same, which said point of curve is at the arc distance of twenty-two feet and forty one-hundredths of a foot measured on the arc of a circle curving to the right having a radius of fifteen feet from a point of reverse curve on the Easterly side of Spring Avenue; thence extending from said beginning point South eighty-one degrees, fifty-one minutes, thirty seconds East along the said side of Knox Road fifty-five feet to a point; thence extending South eight degrees, eight minutes, thirty seconds West, one hundred twenty feet to a point; thence extending North eighty-one degrees, fifty-one minutes, thirty seconds West, fifty-five feet to a point; thence extending North eight degrees, eight minutes, thirty seconds East partly through the center line of a certain eight feet wide joint driveway one hundred twenty feet to the Southerly side of said Knox Road, the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the said eight feet wide joint driveway as and for a passageway and driveway at all times hereafter forever in common with the owners, tenants and occupiers of the premises adjoining to the Northeast.

TITLE TO SAID PREMISES IS VESTED IN Lori Millis Polsky by deed from Shay Evan Polsky and Lori Millis dated 12/4/2013 and recorded 3/6/2014 in Deed Book 5906, page 493.

Parcel Number: 40-00-28832-00-9.

Location of property: 1524 Knox Road, Wynnewood, PA 19096-2516.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shay Evan Polsky a/k/a Shay Polski and Lori Millis Polsky a/k/a Lori Millis** at the suit of RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to CCO Mortgage Corporation. Debt: \$373,884.60.

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.

13-35699

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Will D. Hiltner, R.E. in April, 1949, and recorded at Norristown, in Deed Book 1996, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Clover Lane (40 feet wide) at the distance of 142.52 feet Northwestwardly from a point of curve formed by the intersection of the Northeasterly side of Pleasant Road (40 feet wide); thence extending along Clover Lane North 50 degrees, 52 minutes, 30 seconds West, 80 feet to a point; thence extending on a line North 39 degrees, 07 minutes, 30 seconds East, (through the center of a 9 feet wide driveway) 76.80 feet to the end thereof; thence continuing along said line 103.20 feet to a point; thence extending on a line South 50 degrees, 52 minutes, 30 seconds East, 80 feet to a point; and thence extending on a line South 39 degrees, 07 minutes, 30 seconds West, 180 feet to the point and place of beginning.

BEING Lot No. 103 on said plan.

TOGETHER with the free use, right and liberty of the said driveway as and for a passageway and driveway in common with the owners, tenants and occupiers of the premises adjoining to the Northwest.

BEING the same property which Carol Ann Grabowski by deed dated September 21, 1990 and recorded on October 4, 1990 with the Office of the Recorder of Deeds of Montgomery County in Deed Book 4959, Page 1703, granted and conveyed unto Stephen J. Krosky and Deborah J. Krosky.

Parcel Number: 49-00-02248-00-7.

Location of property: 825 Clover Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen J. Krosky, Sr. a/k/a Stephen J. Krosky and Deborah J. Krosky** at the suit of Citizens Bank of Pennsylvania s/b/m to Commonwealth Bank. Debt: \$45,764.89 plus interest at \$6.32/per day and costs from January 24, 2014.

Lauren Berschler Karl, Attorney.

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

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

13-35762

ALL THAT CERTAIN tenement message and lot or piece of land, being Lot No. 87 on a plan of lots late of the Lansdale Trust and Safe Deposit Company, situate in the East Ward of **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake set for a corner on the Northeast side of Fifth Street at the distance of one hundred feet Northwestward from an iron pin on the North corner of said Fifth Street and Maple Avenue; and thence extending along the side of said Fifth Street, Northwestward fifty feet to a stake, a corner of land of A.C. Godshall; thence by the same, Northeastward one hundred and twenty-two feet and six inches to a stake at the side of an alley twenty feet wide, dedicated to public use forever; thence by the side of the same, Southeastward fifty feet to a stake, a corner of Lot No. 86 on said plan, also late of Jacob C. Allebach; thence by the same, Southwestward one hundred and twenty-two feet and ten inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara E. Nattress, by Deed from Robert W. Folk and Jean L. Folk, h/w, dated 06/30/1994, recorded 07/23/1994 in Book 5084, Page 1998.

Parcel Number: 11-00-05140-00-6.

Location of property: 211 West 5th Street, Lansdale, PA 19446-2205.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara E. Nattress** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$74,478.06.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-35815

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to two certain plans thereof, one plan thereof known as "Park View Gardens Section Number 2" dated October, 1961 and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-6, Page 95 (for location only) and the other plan thereof known as "Park View, Gardens Section Number 4" dated September 25, 1964 and recorded in Deed Book A-8, Page 71 both plans made by Charles E Shoemaker Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Northeasterly side of West Bruce Drive (50 feet wide) said point being the six following courses and distance from a point of curve on the Southwesterly side of Side Ayr Lane (50 feet wide): (1) leaving Ayr Lane on the arc of circle curving to the right having a radius of 20 feet the arc distance of 31.44 feet to a point of tangent on the Northwesterly side of Dundee Drive (50 feet wide); (2) South 37 degrees, 54 minutes West along the Northwesterly side of Dundee Drive 166.25 feet to a point of curve on the same; (3) Southwestwardly and Northwestwardly partly along the Northwesterly side of Dundee Drive and partly along the Northeasterly side of West Bruce Drive on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 198.55 feet to a point of tangent on the Northeasterly side of West Bruce Drive; (4) North 55 degrees, 12 minutes, 56 seconds West along the Northeasterly side of West Bruce Drive 152.02 feet to a point of curve on the same; (5) Northwestwardly still along the Northeasterly side of West Bruce Drive on the arc of circle curving to the right having a radius of 975 feet the arc distance of 69.41 feet to a point of tangent on the same; and (6) North 51 degrees, 8 minutes, 13 seconds West still along the northeasterly side of West Bruce Drive 22.68 feet to the point of beginning; thence extending from said point of beginning North 51 degrees, 8 minutes, 13 seconds West along the Northeasterly side of West Bruce Drive 80 feet to a point; thence extending North 38 degrees, 51 minutes, 47 seconds East, 168.48 feet to a point; thence extending South 52 degrees, 9 minutes, 36 seconds East, 80.01 feet to point; thence extending South 38 degrees, 51 minutes, 47 seconds West, 169.91 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 422 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Yoon G. Ko and Jun H. Park, by Deed from Sheldon Saffren and Irene Saffren, dated 02/29/2008, recorded 03/07/2008 in Book 5684, Page 2688.

Parcel Number: 54-00-02815-00-2.

Location of property: 3217 West Bruce Drive, Dresher, PA 19025-1607.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jun H. Park and Yoon G. Ko** at the suit of Santander Bank, N.A. Debt: \$344,663.58.

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.

13-35867

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1902 on a Certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an As-Built Plan of Homes No. 1902, prepared by Serdy and Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the center line of the party wall between this lot and Lot Number 1903 as shown on said plan, which plan is 57.33 feet measured North 42 degrees, 14 minutes West from a point, which point is 55.23 feet measured North 47 degrees, 46 minutes East from a point, which last mentioned point is 122.00 feet measured North 42 degrees, 14 minutes West from a point of tangent on the center line of Walnut Ridge Estates road bed.

CONTAINING in frontage or breadth on a course measured North 47 degrees, 46 minutes East from said point of beginning 17.83 feet and extending of that width Northeastwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Harold Whealton, by Deed from Todd W. St. Clair, dated 05/27/2004, recorded 06/09/2004 in Book 5511, Page 312.

Parcel Number: 42-00-05118-35-7.

Location of property: 1902 Walnut Ridge a/k/a 1902 Walnut Ridge Estates, Pottstown, PA 19464-3089.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harold Whealton** at the suit of Wells Fargo Bank, N.A. Debt: \$124,519.94.

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

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

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

13-36182

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

BEGINNING at a point on the Southeast side of Willow Street, at the distance of 70.00 feet Southwesterly from Spruce Street, a corner of this and a lot belonging to John W. Houpt; thence along said last mentioned lot, Southeasterly 100.00 feet to Ross alley; thence along the Northwest side of said Ross Alley, Southwesterly 15.00 feet to a corner of this and ground late of the Estate of Ezekial Houpt, deceased, since of David Crater and now of Mrs. Amelia Gilbert; thence, Northwesterly along the line of said Gilbert's ground, partly passing through the middle of a 2 feet wide alley between the house thereon and the one on these premises and thorough the middle of the partition wall above said alley, 100.00 feet to the Southeast side of Willow Street, aforesaid; and thence along said side of Willow Street, Northeastly 15. 00 feet to the place of beginning.

EXCEPTING and reserving thereout and therefrom, unto the owners of the adjoining lot of land, his heirs and assigns, the right and privilege to build into and use 1/2 of the Northeastly gable end wall of the house on these premises, as a partition wall, to be used and enjoyed as, such, free of charge, at all times, hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Ricky Coleman, by Deed from Vincent Char and Samuel Mattei, dated 05/02/2006, recorded 05/16/2006 in Book 5600, Page 2789.

Parcel Number: 13-00-38584-00-4.

Location of property: 1074 Willow Street, Norristown, PA 19401-3830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Nationstar Mortgage, LLC. Debt: \$50,201.96.

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.

13-36288

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Certain Plan thereof known as Final Plan of "Valley Green" made by Harris, Henry and Potter, Inc., Consulting Engineers, dated 7/5/1962 and last revised 9/11/1963, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-7, Page 118, as follows, to wit:

BEGINNING at a point on the Northeastly side of a cul-de-sac (of irregular width) at the end of Dogwood Drive said point being the six following courses and distances from a point of curve on the Southeasterly side of Bartram Road (fifty feet wide): (1) leaving Bartram Road on the arc of a circle curving to the left having a radius of thirty feet the arc distance of forty-seven and twelve one-hundredths feet to a point of tangent on the Northeastly side of Dogwood Road (fifty feet wide); (2) South thirty-nine degrees, thirty minutes, eight seconds East along the Northeastly side of Dogwood Drive ninety-two and eighty-seven one-hundredths feet to a point of curve on the same; (3) Southeastwardly still along the Northeastly side of Dogwood Drive on the arc of a circle curving to the left having a radius of six hundred ninety-one and seventy-three one-hundredths feet the arc distance of ninety-six and seventeen one-hundredths feet to a point of tangent on the Northeastly side of same; (4) South forty-seven degrees, twenty-nine minutes East still along the Northeastly side of Dogwood Drive one hundred nine and twenty-three one-hundredths feet to a point of curve on the same; (5) Southeastwardly along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of thirty feet the arc distance of twenty-four and thirty-eight one-hundredths feet to a point of reverse curve on the Northeastly side of same; and (6) Southeastwardly along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of fifty feet the arc distance of forty-seven and seventeen

one-hundredths feet to the point of beginning; thence extending from said point of beginning North fifty-one degrees, no minutes, twenty-three seconds East, one hundred forty-two and forty one-hundredths feet to a point; thence extending South forty-three degrees, forty-two minutes, thirty-four seconds East crossing the bed of a certain twenty feet wide drainage easement one hundred fifty-one and ninety three one-hundredths feet to a point on the Southeasterly side of said easement; thence extending South forty-two degrees, thirty-one minutes West along the Southeasterly side of the aforesaid twenty feet wide drainage easement seventy-four and twenty-two one-hundredths feet to a point an angle in said drainage easement; thence extending North seventy-seven degrees, fifty-nine minutes, thirty-seven seconds West partly through the bed of the aforesaid twenty feet wide drainage easement crossing the Northwesterly side of same at another angle in said. drainage easement one hundred fifty-eight and ninety-three one-hundredths feet to a point on the Southeasterly side of the aforesaid cul-de-sac; thence extending Northeastwardly and Northwestwardly along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of fifty feet the arc distance of forty-four and fifty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 31 as shown on the above mentioned plan.

UNDER AND SUBJECT, nevertheless, to all existing easements, conditions, restrictions and covenants of record.

BEING the same premises which Sirva Relocation, LLC granted and conveyed unto Francis J. Kochmer, Jr. and Trish E. Kochmer by Deed dated November 23, 2004 and recorded December 2, 2004 in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania in Deed Book 5535, Page 477.

Parcel Number: 59-00-04996-00-3.

Location of property: 3305 Dogwood Drive, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Francis J. Kochmer, Jr. and Trish E. Kochmer** at the suit of Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. Debt: \$263,631.33.

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.

13-36877

ALL THAT CERTAIN unit in the property known, named and identified as Middleton Place Townhomes, located in **West Norriton Township**, Montgomery County, State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68-PA, C.S. 3101, et seq. by the Recording in the Montgomery County Recorder of Deeds Office, of a Declaration recorded in Deed Book 4674, Page 1029 and Amendment to Declaration of Condominium, dated May 30, 2001 and recorded in Deed Book 5384, Page 708, being and designated as Unit No. 609, together with a proportionate undivided interest of 0.86957% in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Diane S. Tosta, by Deed from Gregory A. Loughin, by Dorothy Mundy, his Attorney in Fact and Heather Cole Loughin, by Dorothy Mundy, her Attorney in Fact, dated 08/09/2005, recorded 10/28/2005 in Book 5577, Page 1059.

Parcel Number: 63-00-05210-58-6.

Location of property: 609 Middleton Place, Norristown, PA 19403-2836.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Diane Tosta a/k/a Diane S. Tosta** at the suit of Wells Fargo Bank, N.A. Debt: \$108,361.24.

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

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

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

13-36903

ALL THAT CERTAIN tract of land with message, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of survey made by A.G. Newbold, Engineer, April 18, 1964, as follows to wit:

BEGINNING in the center of the public road leading from Gilbertsville to Congo; thence along the lands of Calvin Snyder North 49 degrees, 24 minutes East, 192.2 feet to a stake, a corner of lands of the now or late Harold Turk and Helen Turk, his wife, and the aforementioned Calvin Snyder; thence along the lands of Harold Turk and along a channel of ditch South 4 degrees, 00 minutes East, 281.5 feet to a corner in the middle of the aforementioned public road; and thence North 46 degrees, 45 minutes West 227. feet to the place of beginning.

CONTAINING 0.5 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Steve Lazowicki, by Deed from James G. Benner and Wilhelmine J. Benner, h/w, dated 09/12/2002, recorded 09/30/2002 in Book 5427, Page 100.

Parcel Number: 32-00-00924-00-7.

Location of property: 880 Congo Road, Gilbertsville, PA 19525-8625.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steve Lazowicki** at the suit of The Bank of New York Mellon Trust Company, N.A., as Trustee for Cwabs Asset-Backed Certificates Trust 2004-5. Debt: \$152,951.63.

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.

13-36907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan-Phase 1, Subdivision Plan 1 of 3, "Dublin Meadows" made for New Dublin Associates, by Carroll Engineering Corporation, Consulting Engineers, dated November 30, 1984, last revised December 28, 1984, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-46, Page 208, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Squire Drive (40.00 feet wide) and which point is at the arc distance of 39.27 feet, measured on the arc of a curve, curving to the right, having a radius of 25.00 feet from a point of curve on the Southeasterly side of South Spring Hill Drive (50.00 feet wide); thence extending from said point of beginning and along the said Southwesterly side of Squire Drive, the 2 following courses and distances, viz: (1) extending South 44 degrees, 02 minutes, 00 seconds East, the distance of 21.54 feet to a point of curve; and (2) thence extending Southeastwardly on the arc of a curve curving to the left having a radius of 55.00 feet, the arc distance of 17.14 feet to a point, a corner of Lot Number 2 as shown on said plan; thence extending South 28 degrees, 06 minutes, 51 seconds West, along Lot Number 2, the distance of 118.35 feet to a point, a corner; thence extending North 44 degrees, 02 minutes, 00 seconds West, the distance of 99.68 feet to a point on the said Southeasterly side of South Spring Hill Drive; thence extending North 45 degrees, 58 minutes, 00 seconds East, along the said side of South Spring Hill Drive, the distance of 85.00 feet to a point of curve on the same; thence leaving the said Southeasterly side of South Spring Hill Drive on the arc of a curve, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to the first mentioned point of tangent on the said Southwesterly side of Squire Drive and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Su Hyun Kang by deed from Louis C. Riggs, Jr. and Penelope Z. Riggs, husband and wife, dated June 22, 2007 and recorded June 29, 2007 in Deed Book 4835, Page 1365.

Parcel Number: 54-00-14187-26-7.

Location of property: 1601 Squire Drive, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Su Hyun Kang** at the suit of Nationstar Mortgage, LLC. Debt: \$381,903.83.

Jennifer L. Wunder, Attorney.

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

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

13-36940

ALL THAT CERTAIN tract of land, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, in November 1945, as follows, to wit:

BEGINNING at an iron pin in the center of Egypt Road, said iron pin being located at the distance of two hundred forty-one feet measured Eastwardly along the center line of Egypt Road from an iron pin located on the Westerly boundary line of property now or late of William C. Shuster, Jr. and the Easterly boundary line of property formerly of Lewis Jones, said point of beginning being a corner in line of land now or late of H.E. Baker; thence extending along the center line of Egypt Road North eighty-nine degrees, thirty-six minutes, thirty seconds East, one hundred thirty-four and three-tenths feet to an iron pin in line of other land of Elsie Shirley, whereof this is a part of; thence extending along said land the two following courses and distances, viz: South ten degrees, thirty-nine minutes West, one hundred thirty-two and nine-tenths feet to an iron pipe; thence extending South eighty-nine degrees, thirty-six minutes, thirty seconds West, one hundred nine feet to an iron pipe in line of land now or late of H.E. Baker, aforesaid; thence extending along said land North zero degrees, twenty-nine minutes, thirty seconds East, one hundred thirty feet to the place of beginning.

Parcel Number: 63-00-02155-00-5.

Location of property: 236 Egypt Road, West Norriton, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Usama Omar and Amany Elkady (a/k/a Amany Momar)** at the suit of TD Bank, N.A. Debt: \$558,877.90.

Michael J. Shavel, Attorney.

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

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

13-36944

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Cherry Street between Evans and Franklin Streets bounded and described, as follows, to wit:

BEGINNING on the South side of Cherry Street at a corner of Lot No. 18; thence by the same Southerly 140 feet to a 20 feet wide alley; thence by the same Easterly 30 feet to the corner of Lot No. 20 now or late of Lucy March; thence by the same Northerly 140 feet to Cherry Street as aforesaid; thence by the same Westerly 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George J. Ondik, Jr., an unmarried man, by Deed from George J. Ondik, Jr., an unmarried man and Thomas A. Ondik, Sr., husband of Linda L. Ondik, dated 08/14/1997, recorded in Book 5876, Page 00936.

Parcel Number: 16-00-04792-00-7.

Location of property: 356 Cherry Street, Pottstown, PA 19464-5943.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George J. Ondik, Jr., in His Capacity as Devisee of The Estate of Johanna Ondik** at the suit of Green Tree Servicing, LLC. Debt: \$71,815.35.

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

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

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

13-36954

ALL THAT CERTAIN unit designated as Unit No. 2317 being a unit in The Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 Pennsylvania C.S. 3101 et seq. as designated in the Declaration of Condominium of the Meadows, bearing dated 1/14/1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown Pennsylvania on 1/12/1984 and Plats and Plans for Condominium bearing dated 1/4/1984 and recorded as Exhibit C of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766.

TOGETHER with all right title and interest being 31% undivided interest of in and to the common elements as set forth in the Declaration of Condominium.

BEING the same premises which Abiola O. Laniya by Deed dated 10/15/2004 and recorded 11/1/2004 in Montgomery County in Deed Book 5531, Page 593 granted and conveyed unto Joseph A. Decarlo.

Parcel Number: 61-00-01659-48-5.

Location of property: 217 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph A. Decarlo** at the suit of Green Tree Servicing, LLC. Debt: \$81,173.44.

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.

13-37085

ALL THAT CERTAIN unit in the property known, named and identified as "Gwynedd Commons Condominium, a Condominium located in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S., 3101 et seq. by the Recording in the Office of the Recorder of Deeds of Montgomery County of a certain Declaration and Plan attached and made a part thereof dated 7/18/2000 and recorded in Deed Book 5341, Page 1619, and plats and plans thereof dated 3/28/2000 and revised on 8/28/2000 and First Amendment to Declaration thereto recorded in Deed Book 5349, Page 2012, Second Amendment thereto recorded in Deed Book 5366, Page 1772, Third Amendment thereto recorded in Deed Book 5379, Page 954, Fourth Amendment thereto recorded in Deed Book 5396, Page 318, Fifth Amendment thereto recorded in Deed Book 5421, Page 1603, Sixth Amendment thereto recorded in Deed Book 5421, Page 855, Seventh Amendment thereto recorded in Deed Book 5428, Page 499 and Eighth Amendment thereto recorded in Deed Book 5442, Page 347, being designated thereto as Unit No. 34; together with all rights, title and interest being an undivided interest of, in and to the Common Elements as set forth in the said Declaration of Condominium and as same may be changed by any Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Diana M. Hamilton by deed from Young Jin Kim, dated July 30, 2004 and recorded August 10, 2004 in Deed Book 05521, Page 0867.

Parcel Number: 56-00-09021-32-8.

Location of property: 969 Independence Lane, Condominium Unit 34, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diana M. Hamilton** at the suit of Nationstar Mortgage, LLC. Debt: \$109,736.68.

Marc S. Weisberg, Attorney.

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

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

14-00306

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of and Cheltenham and **Cheltenham Township**, Montgomery County, Pennsylvania and bounded and described in accordance with a plan or survey thereof made by William T. Muldrew, Registered Professional Engineer on 3/16/1940, as follows, to wit:

BEGINNING at the point of intersection of the Northeast side of Lincoln Avenue (formerly Washington Avenue) (40 feet wide) and the Northwest side of Woodland Avenue (40 feet wide); thence extending along the Northeast side of Lincoln Avenue, North 42 degrees, 29 minutes West, 151.30 feet to a point; North 40 degrees, East 16.77 feet; thence extending South 49 degrees, 2 minutes, 55 seconds East, 86.70 feet to a point; thence extending South 50 degrees, 29 minutes East (through the middle of a party wall between the dwelling erected on the premises herein described and the dwelling erected on the premises on the Northeast) 38.30 feet to a point; thence extending South 51 degrees, 4 minutes, 40 seconds East, 25 feet to a point in the Northwest side of said Woodland Avenue; thence extending along the same, South 40 degrees, West 35.91 feet to the first mentioned point and place of beginning.

BEING the same premises which Kelly L. Rizzo granted and conveyed unto Fedner Ysarac by Deed dated October 27, 2004 and recorded November 22, 2004 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5533, Page 2812.

Parcel Number: 31-00-29605-00-1.

Location of property: 538 Woodland Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Fedner Ysarac** at the suit of Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. Debt: \$274,155.12.

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.

14-00380

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 survey thereof made by Albright Mebus, dated the 25th day of May 1930, as follows, to wit:

SITUATE on the Northeast side of Cheltenham Avenue (to be legally opened and dedicated 61.50 feet wide) at the distance of 71.84 feet Southeastwardly from the intersection of the Northeast line of Cheltenham Avenue (50 feet wide) produced with the Southeast line of Penrose Avenue (50 feet wide) produced.

CONTAINING in front or breadth on the said Cheltenham Avenue 24 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Cheltenham Avenue 102 feet to the center line of the Oak Drive 12 feet wide which extends Southeastwardly from Penrose Avenue to Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN Lynnette Brown, by Deed from Svetlana Kagan, dated 05/09/2007, recorded 06/05/2007 in Book 5649, Page 2225.

Parcel Number: 31-00-05683-00-1.

Location of property: 1825 West Cheltenham Avenue a/k/a 1825 Cheltenham Avenue, Elkins Park, PA 19027-1049.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lynnette Brown** at the suit of JP Morgan Chase Bank, National Association. Debt: \$182,080.64.

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

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

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

14-00387

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in January 1948, as follows, to wit:

BEGINNING at a point on the center line of Egypt Road, at a distance of five hundred twenty feet measured North eighty-nine degrees, eleven minutes West, from a line dividing land of Howard Smith and the Neilson property; thence along the center line of Egypt Road, North eighty-nine degrees, eleven minutes West, one hundred twenty-five feet to a point of other property of Charles Santangelo; thence extending at right angles to the center line of said Egypt Road, North no degrees, forty-nine minutes East, three hundred feet to a point of other land of Robert E. Lamb; thence extending along said Lamb property, South eighty-nine degrees, eleven minutes East, one hundred twenty-five feet to a point of other land of Paul Mandracchia; thence extending along Mandracchia's land, South no degrees, forty-nine minutes West, three hundred feet to the place of beginning.

UNDER AND SUBJECT to the restrictions of record.

Parcel Number: 43-00-03568-00-7.

Location of property: 2671 Egypt Road, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James Eric Foster and Victoria Foster** at the suit of VPH NPNR-14 LLC. Debt: \$265,529.14.

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.

14-00654

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, described according to a plan and survey made thereof by Albright and Mebus, Civil Engineers, known as Plan of Erdenheim Terrace, which plan is recorded at Norristown, in Deed Book No. 602, Page 500, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Montgomery Avenue (50 feet wide) at the distance of 50 feet Northwestwardly from the Northwestery side of Auchy Road.

CONTAINING in front or breadth on the said Montgomery Avenue 50 feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Montgomery Avenue 150 feet.

BEING Lot No. 2 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Angel H. Rosario and Linda A. Rosario, h/w, by Deed from George Root and Edith Boyd Root, h/w, dated 09/12/1986, recorded 09/22/1986 in Book 4813, Page 1699.

Parcel Number: 52-00-11992-00-7.

Location of property: 108 West Montgomery Avenue a/k/a 108 Montgomery Avenue, Erdenheim, PA 19038-8228.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angel H. Rosario and Linda M. Rosario a/k/a Linda Rosario** at the suit of Nationstar Mortgage LLC. Debt: \$83,306.27.

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

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

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

14-00814

ALL THAT CERTAIN tract of land, situate in the Eighth Ward in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at a corner of other lands of the late Pearl H. Zem, said lands intended to be conveyed to June V. Clemmer, said point being on the Westerly property line of Spruce Street and distant along the same from the Northwesternly property line intersection of Wilson Street and aforesaid Spruce Street, North sixty-four degrees, thirty-eight minutes East, one hundred eighty-eight feet, two and one-half inches; thence from said point of beginning continuing along the Westerly side of Spruce Street North sixty-four degrees, thirty-eight minutes East, forty-nine feet to a corner of No. 813 Spruce Street; thence along Southerly side of same North twenty-five degrees, twenty-two minutes West, seventy feet to a corner on the Easterly side of given twenty feet wide alley; thence along same South sixty-four degrees, thirty-eight minutes West, forty-nine feet to a corner of No. 805 Spruce Street; thence along same on a course passing through the middle of a joint brick partition wall South twenty-five degrees, twenty-two minutes East, seventy feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN lot of land with buildings thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania described, as follows, to wit:

BEGINNING at an iron pin on the Northwesternly side of Spruce Street (fifty feet wide) which point is located one hundred eighty-nine and twenty-one one-hundredths feet measured in a Northeasterly direction along the Northwesternly side of said Spruce Street from the point of intersection of said side of said street with the Northeasterly side of Wilson Street (fifty feet wide); thence along 805 Spruce Street and passing through the party wall between the houses on this and the adjoining lot North twenty-five degrees, twenty-two minutes West, seventy feet to an iron pin; thence along the Southeasterly side of a certain twenty feet wide alley North sixty-four degrees, thirty-eight minutes East, nineteen and fifty one-hundredths feet to an iron pin; thence along 811 Spruce Street and passing through the party wall between houses on this and adjoining lot South twenty-five degrees, twenty-two minutes East, seventy feet to an iron pin; thence along Northwesternly side of Spruce Street aforesaid, South sixty-four degrees, thirty-eight feet West, nineteen and fifty one-hundredths feet to the point and place of beginning.

BEING the same premises which Joan E. D'Alessandro, by Indenture bearing dated 4/28/2010 and recorded on 5/26/2010 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5768, Page 350, granted and conveyed unto Coleen Kebrich, in fee.

Parcel Number: 16-00-28240-00-4.

Location of property: 811 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Coleen Kebrich** at the suit of Nationstar Mortgage, LLC. Debt: \$111,185.61.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-00999

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

BEGINNING at a corner of land of William Geller on the South side of King Street and in the center of an alley between the said brick tenement and any other brick tenement of William Geller and 12 feet from the outward edge of the curb stone on the said side of the said street; thence in an Eastward direction parallel with the said curb stone 16 feet and 11 inches to a corner of lot of Milton R. Cox; and thence extending by same Southwardly 44 feet to a corner of said lot; thence along the same in a Westward direction 10 inches to a corner of the same lot; thence along the same in a Southward direction 75 feet and 10 inches to a corner of lands now or late of Rebecca Missimer; thence in a Westerly direction and along said Missimer's land 16 feet more or less to a corner of land of William Geller; thence by the same Northwardly 119 feet and 10 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Andrew Soule by deed from Michael F. Little, dated April 5, 2005 and recorded May 9, 2005 in Deed Book 5553, Page 1403.

Parcel Number: 16-00-17416-00-1.

Location of property: 444 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew Soule** at the suit of Nationstar Mortgage LLC. Debt: \$99,453.10.

Jennifer L. Wunder, Attorney.

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

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

14-01048

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 Plan of Colwell Manor made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA on the 8th day of July A.D. 1963 which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A-7, Page 80 and last revised on the 24th day of September A.D. 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Turf Lane (50 feet wide) at the distance of 214.20 feet measured North 49 degrees, 37 minutes West along the said side of Turf Lane from a point of tangent therein, which point of tangent is measured on the arc of a curve curving to the right having a radius of 15 feet the arc distance of 23.37 feet from a point of curve on the Northwesterly side of Colwell Lane (at this point 46.5 feet wide); thence from said point of beginning along the said side of Turf Lane North 49 degrees, 37 minutes West, 40 feet to a point, a corner of Lot #8 as shown on said plan; thence along the same and passing partly through the center of the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northwest, thereof 145.39 feet to a point in line of lands of Norris Amusement Company, thence by the same South 49 degrees, 15 minutes East, 40 feet to a point, a corner of Lot #4 as shown on said plan; thence along the same South 40 degrees, 23 minutes West 145.13 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Brock and Amy L. Brock, by Deed from Shawn L. Finnigan and Nancy A. Finnigan, dated 10/11/2011, recorded 10/13/2011 in Book 5816, Page 382.

Parcel Number: 49-00-12265-00-7.

Location of property: 606 Turf Lane, Conshohocken, PA 19428-1129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy L. Brock and Andrew J. Brock** at the suit of Wells Fargo Bank, N.A. Debt: \$233,667.73.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-01337

ALL THAT CERTAIN unit, designated as Unit Number 231, being a Unit in the Chelbourne Plaza Condominium, situate in **Cheltenham 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 Chelbourne Plaza Condominium bearing dated 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881, Page 817 and First Amendment thereto dated 2/28/1993 and recorded on 3/9/1993 in Deed Book 5035, Page 1634 and Plats and Plans for Condominium bearing dated 7/18/1988 and recorded as Exhibit "B" and the By-Laws of the Chelbourne Plaza Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881, Page 888.

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.

BEING the same premises which Chelbourne Units Partnership, L.P., by Deed dated April 26, 2006, and recorded May 18, 2006, in the Montgomery County Recorder of Deeds in Book 5601, Page 1404, as Instrument No. 2006061366, granted and conveyed unto Alan Blackmon, as sole owner, in fee.

Parcel Number: 31-00-26564-36-9.

Location of property: 46 Township Line Road, Apartment 231, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Alan Blackmon** 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 2006-21CB, Mortgage Pass-Through Certificates, Series 2006-21CB. Debt: \$135,714.14.

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.

14-02645

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Camp Hill Estates made by C. Raymond Weir Associates, Inc., dated June 4th, 1979 and last revised July 27th, 1979, said plan being recorded in the Office for the Recording to Deeds, etc., in and for Montgomery County, at Norristown, PA in Plan Book A-37, Page 32, as follows, to wit:

BEGINNING at a point on the Southerly side of Cinnamon Drive (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Northwestern side of Camp Hill Road: (1) leaving Camp Hill Road on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent on the Southwesterly side of Cinnamon Drive; (2) North 44 degrees, 13 minutes, 05 seconds West along the Southwesterly side of Cinnamon Drive 105.00 feet to a point of curve; (3) partly along the Southwesterly side and partly along the Southerly side of Cinnamon Drive on the arc of a circle curving to the left having a radius of 300 feet the arc distance of 254.82 feet to a point of tangent on the Southerly side of Cinnamon Drive; and (4) North 87 degrees, 6 minutes, 53 seconds West along the Southerly side of Cinnamon Drive 52 feet to the place of beginning, said point of beginning also being a corner of Lot No. 4 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 4 as shown on the above mentioned plan South 02 degrees, 53 minutes, 05 seconds East, 241.86 feet to a point, a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the same South 45 degrees, 46 minutes, 55 seconds West, 94.55 feet to a point in line of lands now or late of Thomas H. Johnson; thence extending along the same North 46 degrees, 46 minutes, 40 seconds West, 70.68 feet to a point, a corner of Lot No. 6 as shown on the above mentioned plan; thence extending along the same North 02 degrees, 53 minutes, 05 seconds East, 253.37 feet to a point on the Southerly side of Cinnamon Drive; thence extending along the same South 87 degrees, 06 minutes, 55 seconds East, 120.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 33,051 square feet, more or less.

BEING Lot No. 5 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James Zergani, by Deed from Alycia K. Einstein, dated 12/10/2004, recorded 12/29/2004 in Book 5538, Page 788.

Parcel Number: 54-00-04235-54-4.

Location of property: 1328 Cinnamon Drive, Fort Washington, PA 19034-2815.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Zergani** at the suit of Santander Bank, N.A. Debt: \$409,126.22.

Matthew Brushwood, Attorney. I.D. #310592

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

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

14-02652

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Maple Hill Townhouse Development, made by W. Richard Craig, Professional Engineer, dated October 15, 1982, last revised January 2, 1983 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-44, Page 427, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 210; thence extending from said point and place of beginning along said lot, passing through a partition wall, North 44 degrees, 22 minutes East, 75.00 feet to a point; thence extending South 46 degrees, 38 minutes East, 20.00 feet to a point, a corner of Lot No. 208; thence extending along said lot, passing through a partition wall, South 44 degrees, 22 minutes West, 75.00 feet to a point; thence extending North 45 degrees, 38 minutes West, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 209 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher Reynolds and Tammy Reynolds, h/w, by Deed from Christine A. Carson, dated 12/30/1998, recorded 02/04/1999 in Book 5258, Page 1051.

Parcel Number: 48-00-01418-30-7.

Location of property: 288 Lexington Road, Schwenksville, PA 19473-1220.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy Reynolds and Christophe Reynolds a/k/a Christopher Reynolds** at the suit of JP Morgan Chase Bank, National Association. Debt: \$170,266.98.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-02677

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on the Fourteenth day of February A.D. 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Essex Road (forty feet wide) which point is measured on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one hundredths feet from a point on the Southwesterly side of Rhoads Avenue (fifty feet wide); thence extending along the Southeasterly side of Essex Road South forty-five degrees, nine minutes, fifty-four seconds West, one hundred twenty-seven feet to a point; thence extending South forty-four degrees, fifty minutes, six seconds East, one hundred ten feet to a point; thence extending North forty-five degrees, nine minutes, fifty-four seconds East, one hundred thirty-seven feet to a point on the Southwesterly side of Rhoads Avenue; thence extending along the Southwesterly side of Rhoads Avenue North forty-four degrees, fifty minutes, six seconds West, one hundred feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one hundredths feet to a point on the Southeasterly side of Essex Road, the first mentioned point and place of beginning.

BEING Lot #47-A Essex Road.

BEING the same property which Ann M. Orenstein by her Attorney-in-Fact Roy L. Gibson, duly appointed and constituted by Power of Attorney dated 12-31-85 and intended to be forthwith recorded in Montgomery County, PA 177, P 2389, by deed dated January 30, 1986 and recorded on February 12, 1986 with the Office of the Recorder of Deeds of Montgomery County in Deed Book 4792, Page 414, granted and conveyed unto Hi-Chun Rhee [now deceased] and Myung-Hee Rhee.

Parcel Number: 30-00-18448-00-8.

Location of property: 951 Essex Road, Rydal, PA 19046 a/k/a 951 Essex Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Myung-Hee Rhee and Hi-Chun Rhee, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$22,388.58 plus interest at \$2.46/day and costs from March 18, 2014.

Lauren Berschler Karl, Attorney.

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

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

14-02935

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey made in July, 1965, by Albert G. Newbold, Registered Engineer, as follows:

BEGINNING at an iron pipe, said pipe being the Easterly corner of lands of Leonard Fillman and being distant 160.00 feet from the center line of North State Street measured South 69°, 42' East, along a 50 feet wide right-of-way providing free and uninterrupted access to this lot and others; thence South 18°, West 100.00 feet to a point, a corner with Fillman and Sandor Czeiner; thence by Czeiner, South 69°, 41' minutes East, 211.70 feet to an iron pipe; thence by the Northwest edge of the right-of-way of Route 100 along a chord, North 17°, 3' East, 100.00 feet to a stake; thence North 69°, 42' West, 210.04 feet to the place of beginning.

BEING the same premises which Phyllis A. Wausnock, widow by Deed dated October 19, 1976 and recorded October 21, 1976 in Montgomery County in Deed Book Volume 4150, Page 36 conveyed unto David A. Gresko, in fee.

BEING the same premises which David A. Gresko, single man by Deed dated June 23, 2006 and recorded June 30, 2006 in Montgomery County in Deed Book Volume 5606, Page 1512 conveyed unto Richard A. Sassaman and Tammy L. Weinhold, as Joint Tenants, and not as Tenants in Common, in fee.

Parcel Number: 60-00-02845-00-2.

Location of property: 1162 North State Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tammy L. Weinhold a/k/a Tammy L. Sassaman** at the suit of Harleysville Savings Bank. Debt: \$189,181.22.

Stephen Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$18,918.12 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-03112

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a certain plan thereof known as "Amended Plan of Huntingdon Dales, Section Number 2" made by Charles E. Shoemaker, Registered Professional Engineer, dated November 18, 1955 and said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-2, Page 113, as follows:

BEGINNING at a point on the Southeasterly side of Lookout Lane (50 feet wide), said point of beginning being the two following courses and distances from a point of curve on the Northeasterly side of Greyhorse Road (50 feet wide), viz: (1) leaving Greyhorse Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Lookout Lane; and (2) North 39 degrees, 30 minutes, 50 seconds East along the Southeasterly side of Lookout Lane 68 feet to the place of beginning.

CONTAINING In front or breadth Northeasterly on the Southeasterly side of Lookout Lane 64 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Lookout Lane 143 feet.

TITLE TO SAID PREMISES IS VESTED IN Katherine M. Spare and Philip W. Spare, h/w, by Deed from Katherine M. Spare, (previously Katherine M. Mahnke), dated 09/29/2000, recorded 09/29/2000 in Book 5333, Page 1642.

Parcel Number: 59-00-11377-00-3.

Location of property: 188 Lookout Lane, Willow Grove, PA 19090-1639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katherine M. Spare and Philip W. Spare** at the suit of Pennymac Loan Services, LLC. Debt: \$304,453.41.

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

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

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

14-03364

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Center Point Farms prepared by Stout, Tacconelli Associates Inc. dated 9/17/1993 last revised 2/6/1996 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Page 128 and 129 and with Page 128 having last been revised on 9/15/1997 and recorded in the aforesaid Recorder of Deeds Office in Plan Book A-57, Page 230, as follows, to wit:

BEGINNING at a point Southwestwardly of the Southwesterly side of Meadow View Lane (24.00 feet wide) (a private road) a corner of this and Lot No. 4 as shown on said plan, and which point is measured the 5 following courses and distances from a point on the center line of Skippack Pike (S.R. 0773) (120.00 feet wide) as shown on said plan viz: (1) leaving the aforesaid center line of Skippack Pike and extending through Center Pointe Lane (of variable widths) (a private road) as shown on said plan, North 17 degrees, 36 minutes, 00 seconds East the distance of 235.57 feet to a point of curve on the same; (2) thence extending Northeastwardly continuing through Center Pointe Lane aforesaid on the arc of a curve curving to the right having a radius of 160.00 feet the arc distance of 39.84 feet to a point; (3) thence extending North 44 degrees, 43 minutes, 00 seconds West leaving Center Point Lane aforesaid and extending along the center line of Meadow View Lane aforesaid the distance of 110.37 feet to a point; (4) thence extending South 45 degrees, 17 minutes, 00 seconds West leaving Meadow View Lane aforesaid the distance of 44.43 feet to a point a corner; and (5) thence extending North 44 degrees, 43 minutes, 00 seconds West, the distance of 24.00 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course bearing North 44 degrees, 43 minutes, 00 seconds West, the distance of 42.00 feet and extending of that width Southwestwardly between parallel lines, at right angles thereto the distance of 78.00 feet.

BEING No. 5 as shown on said plan.

TOGETHER with and under and subject, inter alla, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exception, reservations. and exclusions as contained and set forth in that certain Declaration dated April 30, 1996 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5146 Page, 1589 &c., with First Amendment to Declaration dated September 20, 1996 as recorded in the Office aforesaid in Deed Book 5164, Page 1094 &c., with Second Amendment to Declaration dated November 1, 1996 as recorded in the Office aforesaid in Deed Book 5175, Page 1123 &c., with Third Amendment to Declaration dated September 2, 1997 as recorded in the Office aforesaid in Deed Book 5199, Page 1276 &c. with a Fourth Amendment to Declaration, dated May 12, 1998 as recorded in the Office aforesaid in Deed Book 5240, Page 692 &c., and any further Amendments to the said Declaration as the same may be duly adopted from time to time.

THE GRANTEE for and on behalf of the Grantees and the Grantee's heirs, personal representative, successors and assigns by the acceptance of this deed, covenants and agrees to pay such charges for maintenance of repairs to, replacements of and other expenses in connection with common elements appurtenant to said unit as may be assessed against him/her, them or said unit from time to time by the Executive Board of said Condominium Association in accordance with the Uniform Condominium Act of Pennsylvania or by said Master Association and further covenants and agrees that the unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except in so far as Section 3407 of the said Uniform Condominium Act or the Declaration may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the until hereby conveyed and all subsequent owners thereof.

BEING the same premises which Mariclare T. Basalyga and Ronald R. Lanchoney, by his Power of Attorney, Mariclare T. Basalyga by Deed dated 7/30/2002 and recorded 9/12/2002 in Montgomery County in Deed Book 5423, Page 2061 granted and conveyed unto Inn S. Choi and Cheol W. Choi.

Parcel Number: 67-00-02138-00-9.

Location of property: 301 Meadow View Lane, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Inn S. Choi and Cheol W. Choi** at the suit of Green Tree Servicing, LLC. Debt: \$284,086.44.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-03475

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

BEGINNING at a point, a corner in the center line of Washington Street, at the distance of one hundred and fifty feet on a course South seventeen degrees, fifteen minutes East from the center line of Eighth Street, a corner of land of Lucian C. Miller and Katie L. Miller, his wife; thence along said land North seventy-two degrees, forty-five minutes East, two hundred feet to a point in the center line of Beyer Alley; thence along said Center line of Beyer Alley South seventeen degrees, fifteen minutes East, sixty feet to a point, a corner of other land of said James L. Wood, Jr.; thence along the said South seventy-two degrees, forty-five minutes West, two hundred feet to a corner in the center line of Washington Street; thence along said center line of Washington Street North seventeen degrees, fifteen minutes West, sixty feet to the first mentioned point and place of beginning.

BEING the same premises which James L. Nace and Barbara J. Nace by deed dated May 28, 1998 and recorded August 10, 1998 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5236, Page 268, granted and conveyed unto James L. Nace, in fee.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Spangler and Betsy J. Spangler, h/w, by Deed from James L. Nace, dated 03/26/2004, recorded 04/07/2004 in Book 5503, Page 24.

Parcel Number: 17-00-01126-00-9.

Location of property: 730 Washington Street, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard S. Spangler and Betsy J. Spangler** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$115,430.21 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-03686

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, more particularly known and described as Lots Nos. 13 and 14, Block 'T', as shown on a Certain Plan of Map of 'Roslyn Heights', surveyed and prepared by J. Owen Carter, Civil Engineer, dated November, 1927, filed and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Deed Book 1033, Page 600, as follows:

BEGINNING at a point on the Southeasterly side of Edgewood Avenue (50 feet wide), at the distance of 300 feet Northeastwardly from the intersection which the said side of Edgewood Avenue makes with the Northeastly side of Pershing Avenue (50 feet wide); thence along the said side of Edgewood Avenue, North 44 degrees, 00 minutes East, 50 feet to a point; thence South 46 degrees, 00 minutes East, 107.98 feet to a point; thence South 43 degrees, 42 minutes West, 50 feet to a point; thence North 46 degrees, 00 minutes West, 108.25 feet to a point on the aforementioned Southeasterly side of Edgewood Avenue and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carole M. Cannon and John P. Cannon, h/w, by Deed from Robert L. Lillo and Joanne M. Lillo, h/w, dated 11/29/1996, recorded 01/15/1997 in Book 5174, Page 1100.

Parcel Number: 30-00-17140-00-2.

Location of property: 1425 Edgewood Avenue, Roslyn, PA 19001-2309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carole M. Cannon and John P. Cannon** at the suit of Nationstar Mortgage, LLC. Debt: \$232,929.08.

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

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

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

14-03711

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on Plan of Subdivision, prepared by Thornhill (Phase I) by Urwiler and Walter, Inc., dated February 15, 1988 last revised December 12, 1991 and recorded in Plan Book A-53, Pages 226 and 227, described, as follows:

BEGINNING at a point on the Northwestern side of Victoria Circle (of variable width) a corner of Lot No. 138 on said plan; thence extending from the said point of beginning leaving Victoria Circle along Lot No. 138 on said plan North 83 degrees, 15 minutes, 32 seconds West, 95.0 feet to a point in line of Open Space; thence along the same North 06 degrees, 44 minutes, 28 seconds East, 24.0 feet to a corner of Lot No. 140 on said plan; thence along the same South 83 degrees, 15 minutes, 32 seconds East, 95.19 feet to a point of curves on the Northwestern side of Victoria Court; thence along the same the following (2) courses and distances: (1) on the arc of a circle curving to the left having a radius of 62.00 feet to an arc distance of 5.47 feet to a point tangent; (2) South 06 degrees, 44 minutes, 28 seconds West, 18.54 feet to a point and being the first mentioned point and place of beginning.

BEING Lot No. 139 on said plan.

BEING the same premises which Tara Marie O'Neill, by Deed dated 02/24/2005 and recorded 03/09/2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5546, Page 421, granted and conveyed unto Brian E. Capaldi.

Parcel Number: 61-00-05310-21-8.

Location of property: 22 Victoria Circle, Collegeville, PA 19426.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Brian E. Capaldi** at the suit of U.S Bank National Association, et al. Debt: \$187,858.41.

Louis P. Vitti, Attorney.

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

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

14-03782

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

BEGINNING at a point in the center line of Store Road (thirty-three (33) feet wide) at the distance of sixty-four and fifteen hundredths (64.15) feet measured North thirty-four (34) degrees, twenty-three (23) minutes, thirty (30) seconds East from an angle in the center line of Store Road, which last mentioned angle is at the distance of nine hundred twenty-one (921) feet measured North thirty-one (31) degrees, forty-five (45) minutes East, along the center line of Store Road from the intersection of the center line of Store Road and the center line of Skippack Pike; thence extending along the center line of Store Road North thirty-four (34) degrees, twenty-three (23) minutes, thirty (30) seconds East, one hundred one and fifty-eight hundredths (101.58) feet to a point; thence extending North forty-five (45) degrees, twenty-eight (28) minutes, thirty (30) seconds West, two hundred seventy and seventy-two hundredths (270.72) feet to a point; thence extending South thirty-four (34) degrees, twenty-three (23) minutes, thirty (30) seconds West, one hundred one and fifty-eight hundredths (101.58) feet to a point; thence extending South forty-five (45) degrees, twenty-eight (28) minutes, thirty (30) seconds East, two hundred seventy and seventy-two hundredths (270.72) feet to the first mentioned point and place of beginning.

BEING known as Lot No. 4 on said plan. Survey dated April 12, 1957.

UNDER AND SUBJECT to the covenants, conditions and restrictions of record.

TOGETHER with appurtenances: To have and to Hold the same unto and for the use of the said Grantees and their heirs and assigns forever.

TITLE TO SAID PREMISES IS VESTED IN Glenn S. Engle by deed from Donald B. Engle and Jean C. Engle, husband and wife dated May 11, 2006 and recorded May 18, 2005.

Parcel Number: 51-00-03724-00-5.

Location of property: 2041 Store Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glenn S. Engle** at the suit of Nationstar Mortgage, LLC. Debt: \$174,396.81.

Brian T. LaManna, Attorney.

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

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

14-04087

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of building lot of Hatfield Fairgrounds Bazaar, Inc., made by G. Marvin Hendricks, dated March 14, 1962, as follows, to wit:

BEGINNING at a point in the title line in the bed of Bustard Road (thirty-three feet wide) measured the three following courses and distances along said title line from its intersection with the title line in bed of Kriebel Road (thirty-three feet wide): (1) North twenty-four degrees, forty-one minutes East, three hundred eighty-four, forty-seven one-hundredths feet, (2) North thirty-four degrees, fifty-four minutes East, four hundred forty-one and twenty-eight one-hundredths feet; (3) North twenty-eight degrees, twenty-seven minutes East, sixty-seven and twenty-four one-hundredths feet; thence from said point of beginning along the title line in the bed of Bustard Road, North twenty-eight degrees, twenty-seven minutes East, one hundred eighty-eight and thirty-five one-hundredths feet to a point, a corner of Lot #5; thence along Lot #5, South fifty-eight degrees, two minutes East, three hundred fifty-five and twenty-nine one-hundredths feet to a point in line of land of Hatfield Fairgrounds Bazaar, Inc.; thence along said land, South thirty-one degrees, fifty-eight minutes West, one hundred eighty-eight feet to a point a corner of Lot #3; thence along Lot #3 North fifty-eight degrees, two minutes West, three hundred forty-three and seventy-four one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrick Reilly and JoAnne Reilly, by Deed from Judith J. Pasquale, dated 08/31/1999, recorded 09/22/1999 in Book 5289, Page 142.

Parcel Number: 53-00-01188-00-1.

Location of property: 1995 Bustard Road, Harleysville, PA 19438-3001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick Reilly and Joanne Reilly** at the suit of Citimortgage, Inc. Debt: \$306,091.87.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-04240

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of PA, bounded and described according to a Final Plan of Subdivision, prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 10/28/1997 and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sixth Street (50.00 feet wide) said point being a corner of Lot No. 97 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 97 South 55 degrees, 43 minutes, 47 seconds East partly through a drainage/wetlands easement 140.73 feet to a point in line of Lot No. 100; thence extending along Lot 100 and through said easement South 37 degrees, 36 minutes, 29 seconds West, 38.66 feet to a point a corner of Lot No. 95; thence extending along Lot No. 95, recrossing said easement North 55 degrees, 43 minutes, 47 seconds West, 138.47 feet to a point on the Southeasterly side of Sixth Street; thence extending along the Southeasterly side of Sixth Street North 34 degrees, 16 minutes, 14 seconds East, 38.59 feet to a point, a corner of Lot No. 97, aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 96 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Craig and Pamela R. Craig, h/w, by Deed from Michael J. Kearney, Sr. and Marie A. Kearney, dated 03/31/2005, recorded 04/01/2005 in Book 5548, Page 1976. Richard A. Craig departed this life on or about 11/13/2006, at which time his ownership interest automatically vested in the surviving tenant by the entirety.

Parcel Number: 15-00-02489-33-1.

Location of property: 346 West 6th Street, Pennsburg, PA 18073-1554.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela R. Craig** at the suit of JP Morgan Chase Bank, National Association. Debt: \$181,566.93.

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.

14-04491

ALL TRACT OR PARCEL of land and premises, situate, lying and being in **Pottstown Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

ALL THAT CERTAIN brick message or tenement and lot or piece of ground, situate on the North side of High Street between Edgewood and Green, being known as No. 961 High Street, bounded and described, as follows, to wit in the Borough of Pottstown, County of Montgomery and the Commonwealth of Pennsylvania, and more particularly, as follows:

BEGINNING at a point on the North side of High Street at the distance of fourteen feet, Westwardly from the Northwest corner of Edgewood and High Street, a corner of this and other land of William D. Hertzog; thence by the same Northwardly ninety-seven feet to a twenty feet wide alley, passing in part of said course and distance through the middle of the brick division or partition wall of this and house of the South side of the twenty feet wide alley Westwardly eighteen feet, six inches to land late of A.J. Bernhart, now of Ambrose Freese; thence by the same Southwardly one hundred and two feet to the North side of High Street aforesaid; thence by the same Eastwardly eighteen feet, six inches to the place of beginning.

Parcel Number: 16-00-15152-00-6.

Location of property: 961 East High Street a/k/a 961 High Street, Pottstown Borough, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Diane Fields and Estate of Judith Fields, Deceased, et al.** at the suit of Vanderbilt Mortgage and Finance, Inc. Debt: \$143,319.79.

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.

14-04525

ALL THAT CERTAIN lot known as Lot No. 48 on Plan of Lots of Oreland Heights, situate in **Upper Moreland Township**, which plan is duly recorded in Deed Book 687, Page 600 etc. in and for the County of Montgomery, at Norristown, Pennsylvania, reference thereunto being and will appear.

BEGINNING at a point on the Southwesterly side of Krewson Terrace (35 feet wide) a corner of Lot 49 on said plan; thence from said beginning point, along line of Lot 49, South 38 degrees, 45 minutes West, 122.04 feet to a point a corner of Lot 27 on said plan; thence along line of Lot 27, North 52 degrees, 19 minutes West, 51.34 feet to a point a. corner of Lot 47 on said plan; thence along line of Lot 47, North 38 degrees, 45 minutes East, 122.04 feet to a point on the Southwesterly side of Krewson Terrace; thence extending along the Southwesterly side of Krewson Terrace South 52 degrees, 19 minutes East, 51.04 feet to the first mentioned point and place of beginning.

BEING the same premises which Frederick E. Keraske, Executor for the Estate of Alma A. Goldthorp, a/k/a Alma Goldthorp a/k/a Alma E. Goldthorp, deceased, and Frederick E. Keraske, Individually by deed dated May 30, 1996 and recorded June 5, 1996 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5149, Page 1987, granted and conveyed unto Edmund J. Ward, Jr. and Brian F. Ward and Kevin J. Ward, as Joint Tenants With Right of Survivorship and not as Tenants in Common.

Parcel Number: 59-00-10444-00-9.

Location of property: 118 Krewson Terrace, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brian F. Ward, Edmund J. Ward, Jr. and Kevin J. Ward** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$167,791.81.

Andrew J. Marley, Attorney.

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

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

14-04625

ALL THAT CERTAIN brick message and lot of land known as No. 746 Roosevelt Avenue, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a survey made by Will D. Hiltner, Registered Engineer, February 1945, as follows, to wit:

BEGINNING at a point on the Southeast side of Roosevelt Avenue at the distance of one hundred and fifty-two and seventy-four one-hundredths feet Southwest from the Southwest side of Elm Street (said Roosevelt Avenue at this point being eighteen and eight tenths feet wide), said point being opposite the middle of the partition wall dividing this property from No. 748 Roosevelt Avenue now of Samuel Zollers and Katherine B., his wife; thence along the said Zollers property and through the center of the partition wall South fifty-two degrees, East seventy-eight and two-tenths feet to the Northwest side of an alley laid out ten feet wide; and thence along the said side of said alley South thirty-eight degrees, West twelve and forty-five one-hundredths feet more or less, to a corner of this and property of Joseph Peacock and Anna M., his wife; thence along said Peacock's property, the line passing through the center of the partition wall North fifty-two degrees, West seventy-eight and two-tenths feet to the Southeast side of Roosevelt Avenue; and thence along the Southeast side of Roosevelt Avenue twelve and forty-five one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bradley Dale Weldon, by Deed from Milton T. Keyser, dated 04/12/2007, recorded 04/20/2007 in Book 5644, Page 449.

Parcel Number: 13-00-32580-00-5.

Location of property: 746 Roosevelt Avenue, Norristown, PA 19401-5504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of Santander Bank, N.A. Debt: \$59,187.73.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-04722

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Plan of Subdivision "Lone Oak" made for Eugene Miller by Russell G. Lyman, Registered Professional Engineers dated August 20, 1963 and last revised November 23, 1964 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-8, Page 53, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ashbourne Road (56.50 feet wide) said point being the two following courses and distances from point formed by the intersection of the center line of Ashbourne Road (33 feet wide) with the extended center line of Croyden Road (40 feet wide): (1) leaving Croyden Road North 39 degrees, 00 minutes, 30 seconds East along the center line of Ashbourne Road (33 feet wide) 155.15 feet to a point; and (2) South 50 degrees, 35 minutes, 50 seconds East through the bed of Ashbourne Road 40.00 feet to the point of beginning along the Southeasterly side of Ashbourne the two following courses and distances: (1) North 39 degrees, 00 minutes, 30 seconds East, 11.17 feet to a point of curve on the same; and (2) Northeastwardly on the arc of circle curving to the right having radius of 343.06 feet the arc distance of 94.29 feet to a point; thence extending South 35 degrees, 14 minutes, 42 seconds East, 140.00 feet to a point; thence extending Southwestwardly on the arc of a circle curving to the left having a radius 203.06 feet the arc distance of 55.81 feet to a point of tangent; thence extending South 39 degrees, 00 minutes, 30 seconds West, 12.13 feet to a point; thence extending North 50 degrees, 35 minutes, 50 seconds West, 140.00 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Loren Velleno and Susan Richardson, Executrices under the will of Flora Varreno-Naimo, Deceased, by deed dated 5/12/1997 and recorded 6/30/1997 in Montgomery County in Book 5190 on page 987, granted and conveyed unto William Higgins and Patricia Higgins, husband and wife, in fee.

Parcel Number: 31-00-00925-00-7.

Location of property: 721 Ashbourne Road, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia Higgins and William Higgins** at the suit of Lakeview Loan Servicing, LLC. Debt: \$258,077.48.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-04938

ALL THAT CERTAIN message and lot of land, known as 419 East Basin Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made July 1937 by Will D. Hiltner, R.S. as follows, to wit:

BEGINNING at a point on the Northeasterly side of Basin Street, at the distance of 184.85 feet Southeasterly from its point of intersection with the Southeasterly side of Green Alley Road, both lands extending, it being a corner of this and land now or late of Thomas A. Monastero and Dorothy, his wife; thence extending along said land North 42 degrees, 45 minutes East the line passing through the center line of the partition wall between the house erected hereon and the one on the said adjoining lot of the said Monastero, 88 feet to a point on the Southwesterly side of a 20 feet wide alley; thence extending along said side of said alley South 47 degrees, 15 minutes East, 14.95 feet to a point a corner of other land of John W. Hoffman, of which this was a part; thence extending along said land South 42 degrees, 45 minutes West the line passing through the center line of the partition wall between the house hereon erected and the one on the adjoining lot of the said Hoffman, 88 feet to a point on the Northeasterly side of Basin Street; thence extending along said side of Basin Street North 47 degrees, 15 minutes West, 14.95 feet to the first mentioned point and place of beginning.

BEING the same premises which John A. Hammond, Sr. and Elizabeth Hammond, his wife, and John A. Hammond Jr. and Linda Hammond, his wife and Michael S. Hammond and Deborah R. Hammond by Deed dated 11/1/2005 and recorded 11/18/2005 in Montgomery County in Deed Book 5579, Page 2451 granted and conveyed unto Mark A. Billich and Leila Billich.

Parcel Number: 13-00-04224-00-2.

Location of property: 419 East Basin Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leila Billich and Mark A. Billich** at the suit of Green Tree Servicing, LLC. Debt: \$68,679.25.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-04981

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on the Final Plan of the Village of Mingo dated 1/72 made by Tri-State Engineers and Land Surveyors, Inc. and recorded on 08/16/72 in Plan Book A-19, Page 88, as follows, to wit:

BEGINNING at a point on the Southwest side of Keokuk Road (50 feet wide), which point is measured the following courses and distances from a point of curve on the Northwest side of Cochise Lane (50 feet wide): (1) leaving Cochise Lane on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 31.42 feet to a point of compound curve on the Southwest side of Keokuk Road; (2) thence along same on the arc of a circle curving to the left having a radius of 175 feet, the arc distance of 88.58 feet to a point of reverse curve; (3) thence along same on the arc of a circle curving to the right having a radius of 360 feet, the arc distance of 125.67 feet to a point of compound curve; (4) thence along same on the arc of a circle curving to the right having a radius of 825 feet, the arc distance of 288.16 feet to the place of beginning; thence extending from Keokuk Road and along Lot #141, South 56 degrees, 44 minutes, 16 seconds West, 131.03 feet to a corner of Lot #148; thence along same and along Lot #147, North 31 degrees, 17 minutes, 43 seconds West, 86.93 feet to a corner of Lot #143; thence along same, North 61 degrees, 56 minutes, 47 seconds East, 132.00 feet to a point on the Southwest side of Keokuk Road; thence along same, on the arc of a circle curving to the left having a radius of 825 feet, the arc distance of 75.00 feet to the first mentioned point and place of beginning.

BEING Lot #142 on said plan.

BEING the same premises which Keith M. Heindl and Laurie J. Heindl, by Deed dated September 19, 2008 and recorded in the Montgomery County Recorder of Deeds Office on October 23, 2008 in Deed Book 5711, Page 2124, granted and conveyed unto Martin T. Shafer and Sara J. Shafer.

Parcel Number: 61-00-02804-90-6.

Location of property: 68 Keokuk Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Martin T. Shafer and Sara J. Shafer** at the suit of Bank of America, National Association. Debt: \$302,484.68.

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.

14-05271

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

BEGINNING at an iron pin in the Perkiomen and Sumneytown Turnpike, set for a corner of this and lands now or late of John Hunsberger, in the Village of Gratersford; thence South twelve and one-half degrees East, four perches to an iron pin, a corner of this and land now or late of Wilmer C. Hunsicker; thence by the same North seventy-eight degrees, East ten perches to the middle of the Perkiomen Creek; thence along the same North twelve and one-half degrees, West four perches to land now or late of the said John Hunsberger; thence by the same seventy-eight degrees, West ten perches to an iron pin in the middle of the said Turnpike and place of beginning;

ALSO ALL THAT CERTAIN lot or piece of land, situate in Perkiomen Township, aforesaid, bounded and described, as follows, to wit:

BEGINNING in the middle of the Sumneytown Turnpike Road, at a corner of the said M. R. Meixell's land; thence along said Meixell's land North 80 degrees, East 99 feet to the middle of the Perkiomen Creek; thence up the same North 8 degrees, West 73 feet to a corner of land now or late of John B. Hunsberger; thence along the same South 80 degrees, West 99 feet to the middle of the aforesaid Turnpike Road; thence along the middle thereof South 12 (1/2) degrees, East 73 feet to the place of beginning; ALSO

ALL THAT CERTAIN lot of piece of land, situate in **Perkiomen Township**, aforesaid, bounded and described as follows, to wit:

BEGINNING at a corner of land now or late of the said M. W. Meixell in the middle of the Perkiomen and Sumneytown Turnpike Road; thence along land now late of the said M. W. Meixell North 78 degrees, East 165 feet to the middle of the Perkiomen Creek; thence down the same South 12 (1/2) degrees, East 37 feet to a corner of land now or late of J. G. Hunsicker; thence along the same South 78 degrees, West 165 feet to the middle of the aforesaid Turnpike Road; thence along the middle thereof North 12 (1/2) degrees, West 37 feet to the place of beginning.

BEING the same premises which David M. Parker and Diane L. Parker, Husband and wife by Deed dated 2/4/2011 and recorded 2/8/2011 in Montgomery County in Deed Book 5792, Page 02147 granted and conveyed unto Ashley Lomison.

Parcel Number: 48-00-00913-00-2.

Location of property: 574 Gravel Pike, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ashley Lomison** at the suit of Lakeview Loan Servicing, LLC. Debt: \$186,064.99.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-05539

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by C. Raymond Weir, Registered Professional Engineer, Ambler, PA, on October 12, 1949, as follows:

BEGINNING at a point in the center line of Trinity Place, a private road laid out 50 feet in width, at the distance of 225 feet measured on a course of South 09 degrees, 16 minutes West from the intersection of the center line of Trinity Place with the intersection of the center line of Bannockburn Avenue, 50 feet wide, (which last mentioned point is 369.48 feet Northwestwardly from the intersection of the center line of Bannockburn Avenue with the center line of Bethlehem Pike as originally laid out, 80 feet wide); thence extending from said point of beginning along Lot No. 68 on said plan, South 80 degrees, 44 minutes East, 175 feet to a stake in line of Lot No. 2 on said plan; thence partly along Lot No. 2 and partly along Lot No. 1 South 9 degrees, 16 minutes West, 50 feet to an iron pin in line of other land of the Estate of Robert O.P. Stuart, deceased; thence along said land North 80 degrees, 44 minutes West, 175 feet to a point in the center line of Trinity Place aforesaid; thence along the center line thereof North 9 degrees, 16 minutes East, 50 feet to the place of beginning.

BEING Lot No. 69 on said plan.

BEING a part of the tract conveyed to Robert O.P. Stuart, situate as here in above recited.

TOGETHER with the free and uninterrupted use liberty and privilege of, and passage in and along, a certain private roadway known as Trinity Place, which is 50 feet in width, and which extends from the center line of Bannockburn Avenue, aforesaid, on a course of South 9 degrees, 15 minutes West, 275 feet to line of other land of the said Robert O.P. Stuart with free ingress, egress, and regress to and for the said grantees, their heirs and assigns, in conjunction with other abutting owners, their heirs and assigns, forever.

BEING the same premises which Karen M. Delaney by deed dated 1/29/2010 and recorded 2/9/2010 in Montgomery County in Deed Book 5758, Page 02096 granted and conveyed unto Dennis M. Delaney.

Parcel Number: 54-00-15817-00-5.

Location of property: 602 Trinity Place, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lisa C. Delaney, Patrick J. Delaney, Dennis M. Delaney and Karen M. Delaney** at the suit of Firsttrust Savings Bank. Debt: \$72,492.26.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-05672

PREMISES A - ALL THOSE TWO CERTAIN lots or piece of ground, with the buildings and improvements thereon erected being Lot Number 48 and 49 known as Wayne Terrace, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 562, Page 500, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, and bounded and described together, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Noble Street 186.67 feet Northeastwardly from Beech Street a corner of Lot No. 47 on said plan; thence along the same Southeastwardly 170.00 feet to an alley (21.33 feet wide) (laid out for common use); thence along the Northwesterly side thereof Northeastwardly 170 feet to Noble Street, aforesaid; thence along the Southeasterly side -thereof Southwestwardly 40.00 feet to the first mentioned point and place of beginning.

PREMISES B - ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by J. V. Hoey, Registered Engineer on June 3, 1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Noble Street at the distance of 186.68 feet measured Northeastwardly from the Northeastly side of Beech Street, a corner of land of Carmen and Minnie Marano; thence along said land Southeastwardly at right angle to Noble Street 170.00 feet to a point on the Northwesterly side of a twenty feet wide alley; thence along the said side of said alley Southwestwardly 6.00 feet to a point; thence by other land of Robert R. Adams and Alma, his wife of which this was a part, Northwestwardly and parallel with the first line 170.00 feet to a point on the Southeasterly side of Noble Street; thence along said side of Noble Street, Northeastwardly 6.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Lisa M. Hylinski by deed dated 2/20/2008 and recorded 2/27/2008 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5683, Page 2048 granted and conveyed unto Lisa M. Hylinski and Daniel J. Duff, Jr., as Joint Tenants With Rights of Survivorship, in fee.

Parcel Number: 13-00-27732-00-2.

Location of property: 912 Noble Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Daniel J. Duff, Jr. and Lisa M. Hylinski** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$185,244.16.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-05696

ALL THAT CERTAIN message and lot or piece of land, known as No. 20 Lincoln 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 Southwest side of Lincoln Avenue, at the distance of one hundred twenty-eight feet, six and eight-tenth inches Southeasterly from Markley Street, a corner of this and other lands now or late of Ellwood Roberts (No. 22 Lincoln Avenue); thence by the same, the line passing through the middle of the partition wall between this and his adjoining house aforesaid, Southwestly, seventy feet to a four feet wide alley used in common by this and adjoining or abutting properties, their owners or tenants; thence along the Northeast side of said four feet wide alley, Southeasterly, twelve feet, eleven inches to a point, a corner of this and other lands now or late of Ellwood Roberts (No. 18 Lincoln Avenue); thence by the same, Northeastly, the line passing through the middle of the partition wall between this and his adjoining house, seventy feet to Lincoln Avenue, aforesaid; thence Northwestly, along said Southwest side of said Lincoln Avenue, twelve feet, eleven inches, to the place of beginning.

BEING the same premises which James D. Thomas, by Indenture dated 03-18-06 and recorded 04-07-06 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 05698, Page 2836, granted and conveyed unto Theodore T. Brown, Jr.

Parcel Number: 13-00-20168-00-6.

Location of property: 20 Lincoln Avenue, Norristown, Montgomery County, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Theodore T. Brown, Jr. and Lisa R. Brown** at the suit of Springleaf Financial Services of Pennsylvania, Inc. Debt: \$76,709.60 + per diem interest from 1/29/14.

Benjamin E. Witmer, Attorney.

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

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

14-05738

ALL THAT CERTAIN Lot or piece of land, situate in **Montgomery Township**, Montgomery County, bounded and described according to a plan thereof made by Herbert H. Metz, Inc., dated April 1, 1985 and last revised January 20, 1986 and recorded in Montgomery County in Deed Book A-47, Page 479 to 482 inclusive, as follows, to wit:

BEGINNING at a point on the Northeastly side of Chatham Place (50 feet wide) at a corner of Lot No. 79 as shown on said plan; thence along the said side of Chatham Place on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 62.36 feet to a point; thence along Lot No. 77 North 18 degrees, 38 minutes, 20 seconds East, 184.37 feet to a point; thence South 37 degrees, 45 minutes, 00 seconds East, 112 feet to a point; thence along Lot No. 79 South 32 degrees, 42 minutes, 05 seconds West, 133.88 feet to the point and place of beginning.

BEING Lot No. 78 on said plan.

BEING the same premises which Sean A. McGarry and Jennifer L. McGarry, husband and wife, by Deed dated July 15, 2005 and recorded July 22, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05563, Page 1093, granted and conveyed unto Steven Wepryk and Justine Wepryk, husband and wife, as Tenants by the Entirety.

Parcel Number: 46-00-00543-54-5.

Location of property: 117 Chatham Place, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Steven Wepryk and Justine Wepryk** at the suit of Wells Fargo Bank, National Association as Trustee for the Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables LLC 2005-HE1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$357,555.85.

Andrew J. Marley, Attorney.

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

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

14-05739

ALL THAT CERTAIN lot or piece of ground, with the concrete block messuage thereon erected, situate in the Village of Swedesburg, in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Coates Street at the distance of one hundred twenty-five and fourteen one-hundredths feet Northeasterly from Holstein Street which point is opposite the middle line of the partition wall between the house erected on this lot and said grantor's adjoining house; thence along said side of Coates Street Northeasterly twenty-four and eighty-six one-hundredths feet to a point a corner, thence Southeasterly parallel with Holstein Street by other land of said grantor of which this was a part one hundred twenty-five feet to a twenty foot wide alley laid out and dedicated for common use; thence along the Northwesterly side of said alley Southwesterly twenty-four and eighty-six one-hundredths feet to a point a corner; thence, Northwesterly parallel with the first course by other land of said grantor, the line passing through the middle of the partition wall between the houses one hundred twenty-five feet to the point and place of beginning.

BEING the same premises which Jerome J. Griffith and Sandra M. Griffith, husband and wife, by Deed dated October 31, 2011 and recorded November 3, 2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5818, Page 00927, granted and conveyed unto Jerome J. Griffith, his heirs and assigns.

Parcel Number: 58-00-03805-00-7.

Location of property: 352 Coates Street, Bridgeport, PA 19405.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jerome J. Griffith and Sandra M. Griffith** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-3, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$177,744.14.

Andrew J. Marley, Attorney.

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

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

14-05885

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Maple Park, made by Harris, Henry And Potter, Inc., on June 5, 1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Maurice Lane (50 feet wide), which point is at the arc distance of 75.79 feet measured along the arc of a circle curving to the left having a radius of 400 feet along the said side of Maurice Lane from a point of curve which point of curve is at the distance of 328.52 feet measured South 68 degrees, 30 minutes East along the said side of Maurice Lane from a point of tangent which point of tangent is at the arc distance of 254.74 feet measured along the arc of a circle curving to the right having a radius of 205 feet along the said Southwesterly side of Maurice Lane and the Southerly and Southeasterly side of Maurice Lane from a point of curve on the Southeasterly side of Maurice Lane aforesaid which point of curve is at the distance of 107.78 feet measured North 40 degrees, 18 minutes East along the said Southeasterly side of Maurice Lane from a point of tangent which point of tangent is at the arc distance of 15.71 feet measured along the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northeasterly side of Serrill Drive (50 feet wide); thence extending from said beginning point and along the said Southwesterly side of Maurice Lane and the Southerly side of Maurice Lane, along the arc of a circle curving to the left having a radius of 400 feet the arc distance of 78.59 feet to a point; thence extending South 00 degrees, 36 minutes, 46 seconds East the distance of 193.67 feet to a point; thence extending North 68 degrees, 30 minutes West the distance of 118 feet to a point; thence extending North 10 degrees, 38 minutes, 38 seconds East the distance of 160.03 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 78, Section 3 on said plan.

BEING the same premises which Gertrude Carotenuto by deed dated 11/23/1992 and recorded 11/30/1992 in Montgomery County in Deed Book 5025, Page 2479 granted and conveyed unto John A. Felice, Jr. and Michelle L. Felice, both unmarried.

Parcel Number: 36-00-07882-00-2.

Location of property: 47 Maurice Lane, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John A. Felice, Jr. and Michelle L. Felice** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to Trust Indenture dated as of April 1, 1982). Debt: \$384,615.75.

Jennifer Frechie, Attorney. I.D. #316160

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on August 27, 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**

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-18281

NOTICE IS HEREBY GIVEN that on June 20, 2014, the Petition of Bruce Lee Olivarez was filed in the above named Court, praying for a Decree to change his name to **BRUCE LEE MORRIS**.

The Court has fixed August 13, 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. 2014-17637

NOTICE IS HEREBY GIVEN that on June 27, 2014, the Petition of Fausto Rey, Jr. a/k/a Fausto F. Rey was filed in the above named Court, praying for a Decree to change his name to **FAUSTO MIGUEL REY**.

The Court has fixed August 6, 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. 2014-07358

NOTICE IS HEREBY GIVEN that on April 4, 2014, the Petition of Louis Leonard was filed in the above named Court, praying for a Decree to change his name to **RICHARD EL PENA**.

The Court has fixed August 27, 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. 2014-18873

NOTICE IS HEREBY GIVEN that on June 26, 2014, the Petition of Md Wassaif Haque was filed in the above named Court, praying for a Decree to change his name to **MOHAMMED WASSAIF HAQUE**.

The Court has fixed August 20, 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. 2014-18385

NOTICE IS HEREBY GIVEN that the Petition of Victoria Causerano was filed in the above named Court, praying for a Decree to change the name to **VINCENT GABRIEL CAUSERANO**.

The Court has fixed August 20, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Benjamin L. Jerner, Atty. for Petitioner
Jerner & Palmer, P.C.**
5401 Wissahickon Avenue
Philadelphia, PA 19144
215-843-6000

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.

MRH Contractor, 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.

Pulizzi & Sons, 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.

DISSOLUTION

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **East Coast Hockey Officials Association, LLC**, is currently in the process of dissolving. **Carly Fenske, Esquire**
Pizonka, Reilley, Bello & McGrory, P.C.
 144 East DeKalb Pike, Suite 300
 King of Prussia, PA 19406

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

BONANNI, GILDA GLORIA, dec'd.

Late of Horsham Township.
 Administrator: GEORGE A. BONANNI,
 201 W. County Line Road,
 Hatboro, PA 19040.

BURKE, ELIZABETH C., dec'd.

Late of Whitmarsh Township.
 Executor: DAVID STRAUB,
 1968 Virginia Lane,
 Norristown, PA 19403.
 ATTORNEY: ANNE SCHEETZ DAMON,
 935 Second Street Pike,
 Richboro, PA 18954

CONKLIN, SUSAN D., dec'd.

Late of Upper Merion Township.
 Executor: WILLIAM S. CONKLIN,
 511 Elliott Drive,
 King of Prussia, PA 19406.
 ATTORNEY: BRETT B. WEINSTEIN,
 WEINSTEIN LAW OFFICES PC,
 705 W. DeKalb Pike,
 King of Prussia, PA 19406

FESNAK, ALAN D. also known as

ALAN FESNAK and

ALAN DAVID FESNAK, dec'd.

Late of Towamencin Township.
 Executrix: LINDA C. FESNAK,
 c/o Kevin P. Gilboy, Esquire,
 100 North 18th Street, Suite 730,
 Philadelphia, PA 19103-2707.

ATTORNEY: KEVIN P. GILBOY,
 GILBOY & GILBOY LLP,
 100 North 18th Street, Suite 730,
 Philadelphia, PA 19103-2707

GOTTLIEB, ALMA D. also known as

ALMA GOTTLIEB, dec'd.

Late of Upper Moreland Township.

Executor: ROBERT GOTTLIEB,
 623 Seminole Avenue,
 Jenkintown, PA 19046.

GRANT, B. DAVID, dec'd.

Late of Lower Merion Township.

Executor: MARTIN LAUTMAN,
 c/o Barbara E. Little, Esquire,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103.

ATTORNEY: BARBARA E. LITTLE,

SCHNADER HARRISON SEGAL & LEWIS LLP,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103

GRANT, ROSEANNE Z., dec'd.

Late of Lower Merion Township.

Executrices: JULIA GRANT BAROL,
 ELIZABETH GRANT-KAPERONIS AND

KATHARINE G. WEBSTER,
 c/o Barbara E. Little, Esquire,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103.

ATTORNEY: BARBARA E. LITTLE,

SCHNADER HARRISON SEGAL & LEWIS LLP,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103

GRIB, HELEN ELIZABETH also known as

HELEN E. GRIB, dec'd.

Late of Borough of Bridgeport.

Executrix: KATHLEEN TOMKO,
 619 Coates Street,
 Bridgeport, PA 19405.

ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

GRIMM, RICHARD V., dec'd.

Late of Whitpain Township.

Executor: GREGORY R. GRIMM,
 c/o Wendy F. Bleczynski, Esquire,
 661 Moore Road, Suite 105,
 King of Prussia, PA 19406.

ATTORNEY: WENDY F. BLECZINSKI,
 661 Moore Road, Suite 105,
 King of Prussia, PA 19406

McGONIGAL, DOROTHY M., dec'd.

Late of Borough of Schwenksville.

Executor: WILLIAM McGONIGAL,
 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

MENDREY, BLANCHE B., dec'd.

Late of Lower Providence Township.
 Executor: RICHARD E. CAMERON,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

MURRAY, MARK MATTHEW, dec'd.

Late of Borough of Royersford.
 Executor: MIKE MURRAY,
 107 Madison Ct.,
 Royersford, PA 19468.

O'BRIEN, ELIZABETH B., dec'd.

Late of Whitpain Township.
 Executors: KENNETH W. O'BRIEN AND
 ELIZABETH O. SHOEMAKER,
 c/o Beeghley and Beeghley,
 3038 Butler Pike,
 Conshohocken, PA 19428.

O'CONNOR, MARGARET M. also known as MARGARET O'CONNOR, dec'd.

Late of Montgomery Township.
 Executrix: KATHLEEN MULHOLLAND,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

PIERCE, H. KENNETH also known as

**HARRY K. PIERCE,
 HARRY PIERCE and
 KENNETH PIERCE, dec'd.**

Late of Upper Gwynedd Township.
 Executrix: ANNA PIERCE GIANNINI,
 c/o Brian R. Price & Associates,
 Pinehill Professional Center,
 140 East Butler Avenue,
 Chalfont, PA 18914.
 ATTORNEY: BRIAN R. PRICE,
 BRIAN R. PRICE & ASSOCIATES,
 140 East Butler Avenue,
 Chalfont, PA 18914

SCHWILLE, STEPHEN G., dec'd.

Late of Upper Gwynedd Township.
 Executrix: REGINA M. SCHWILLE,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

STRUTHERS, ROBERT L., dec'd.

Late of Franconia Township.
 Executor: RALPH A. HUNSBERGER,
 320 Alderfer Road,
 Harleysville, PA 19438.
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

THOMAS, RUTH VANCE also known as RUTH VANCE-THOMAS, dec'd.

Late of Upper Merion Township.
 Administratrix: SHEILAH DIANE VANCE,
 210 Pheasant Run Drive,
 Paoli, PA 19301.
 ATTORNEY: SHEILAH D. VANCE,
 210 Pheasant Run Drive,
 Paoli, PA 19301

WACKERMAN, DOROTHY M., dec'd.

Late of Springfield Township.
 Executors: NANCY J. WACKERMAN and
 AUSTIN C. WACKERMAN,
 c/o Paul A. Coghlan, Esquire,
 437 Rhawn Street,
 Philadelphia, PA 19111.
 ATTORNEY: PAUL A. COGHLAN,
 437 Rhawn Street,
 Philadelphia, PA 19111

WOOD, RUTH M. also known as RUTH WOOD, dec'd.

Late of Borough of Green Lane.
 Executrix: BRIGETTE ANN KEARNEY,
 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

Second Publication**AKSELROD, CAROL T. also known as**

**CAROL W. AKSELROD and
 CAROL WHITEMAN AKSELROD, dec'd.**

Late of Bala Cynwyd, PA.
 Co-Executors: ERNEST SIMON, ESQUIRE,
 114 Smithfield Street,
 Pittsburgh, PA 15222,
 ARTHUR JONES, III,
 6522 Burnham Circle,
 Ponte Verde Beach, FL 32082.
 ATTORNEY: RICHARD J. KLIXBULL,
 939 Fifth Avenue,
 Coraopolis, PA 15108

ANAND, RAMESH also known as

RAMESH K. ANAND, dec'd.
 Late of Upper Gwynedd Township.
 Administratrix: ANITA ANAND,
 c/o Leonard L. Shober, Esquire,
 308 North Main Street, Suite 400,
 Chalfont, PA 18914-2714.

ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 North Main Street, Suite 400,
 Chalfont, PA 18914-2714

BADARACCO, CONSTANCIA, dec'd.

Late of Borough of Jenkintown.
 Executrix: MELISSA M. BRASCH,
 805 Seminole Gardens,
 Ambler, PA 19002.

BALD, FLORENCE also known as**FLORENCE C. BALD, dec'd.**

Late of West Norriton Township.
 Executrix: JANE D. NEWELL AND
 JOHN D. NEWELL,
 c/o Paul Baker Bartle, Esquire,
 794 Penllyn Pike,
 Blue Bell, PA 19422.
 ATTORNEY: PAUL BAKER BARTLE,
 FLAMM WALTON PC,
 794 Penllyn Pike,
 Blue Bell, PA 19422

BASTIAN JR., PAUL, dec'd.

Late of Abington Township.
 Administratrix: PATRICIA A. BASTIAN,
 c/o Breandan Q. Nemece, Esquire,
 175 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: BREANDAN Q. NEMEC,
 ROVNER, ALLEN, ROVNER, ZIMMERMAN &
 NASH,
 175 Bustleton Pike,
 Feasterville, PA 19053

BERTUCCI, HARRY M., dec'd.

Late of West Norriton Township.
 Executrix: LINDA A. CAPPARELLA,
 231 Cobblestone Court,
 Collegeville, PA 19426.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

CAPITANO, THRESA L. also known as
TESSIE L. CAPITANO,
TESSIE CAPITANO and
THRESA CAPITANO, dec'd.

Late of Montgomery Township.
 Executrix: SYLVIA J. GRELLA,
 c/o Stephen M. Howard, Esquire,
 605 North Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 605 North Broad Street,
 Lansdale, PA 19446

CAVALLARO, ROSARIO A., dec'd.

Late of Borough of Lansdale.
 Executrices: ROSEMARY ARCARO AND
 MARIE A. CAVALLARO,
 603 Kenilworth Avenue,
 Lansdale, PA 19446.
 ATTORNEY: GERALD F. GLACKIN,
 2031 N. Broad Street, Suite 137,
 P.O. Box 58,
 Lansdale, PA 19446

COSHIN, IRENE A., dec'd.

Late of Borough of Conshohocken.
 Administratrix: RENEE COSHIN COOLBAUGH,
 1250 Carroll Street,
 Baltimore, MD 21230.

CUTLER, DOLORES E., dec'd.

Late of Whitemarsh Township.
 Executors: RICHARD CUTLER AND
 EDWARD CUTLER,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KAREN SCHECTER DAYNO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

DISEROAD, VICTOR E., dec'd.

Late of Borough of Souderton.
 Executrix: JANE S. DISEROAD,
 440 Central Avenue,
 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

DONAHUE, BENJAMIN GOULD, dec'd.

Late of Springfield Township.
 Executors: ELISABETH G. DONAHUE AND
 RODMAN M. ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: RODMAN M. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

DOYLE, RICHARD C., dec'd.

Late of Upper Moreland Township.
 Executrix: MAUREEN SIEGMANN,
 14 Kristen Circle,
 Pottstown, PA 19464.
 ATTORNEY: DINA M. EAGAN,
 EAGAN & EAGAN LAW OFFICES,
 410 N. Easton Road,
 P.O. Box 459,
 Willow Grove, PA 19090

EHRLICHMAN, LEONARD J., dec'd.

Late of Abington Township.
 Executor: PAUL D. EHRLICHMAN,
 c/o Joseph A. Bellinghieri, Esquire,
 17 West Miner Street,
 West Chester, PA 19382.
 ATTORNEY: JOSEPH A. BELLINGHIERI,
 MacELREE HARVEY, LTD.,
 17 West Miner Street,
 West Chester, PA 19382

FAUST, MARIE H. also known as
MARIE GERTRUDE FAUST, dec'd.

Late of East Norriton Township.
 Executors: BRIAN D. FAUST AND
 JUDITH F. AUSTIN,
 c/o Anne Louise Griffin, Esquire,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422.
 ATTORNEY: ANNE LOUISE GRIFFIN,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

FREES, CAROL A., dec'd.

Late of Borough of Pottstown.
 Co-Executors: ANDREA L. KULP,
 SUANNE S. BRENNAN AND
 THEODORE R. FREES,
 c/o Jack Wolf, Esquire,
 Wolf, Baldwin & Assocs.,
 P.O. Box 444,
 Pottstown, PA 19464.

GLASER, ANTON, dec'd.

Late of Upper Gwynedd Township.
 Executor: STEVEN PULLI,
 c/o Bernard F. Siergiej, Esquire,
 140 East Butler Avenue,
 P.O. Box 387,
 Ambler, PA 19002-0387.
 ATTORNEY: BERNARD F. SIERGIEJ,
 140 East Butler Avenue,
 P.O. Box 387,
 Ambler, PA 19002-0387

GODSHALL, STANTON D., dec'd.

Late of Borough of Red Hill.
 Executrix: JANE Y. GODSHALL,
 930 Vanguard Drive,
 Red Hill, PA 18076.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

GORELICK, RONNIE H., dec'd.

Late of Cheltenham Township.
 Executors: MARIANNE Y. GORELICK AND
 RICHARD D. GORELICK,
 c/o M. Howard Vigderman, Esquire,
 123 South Broad Street,
 Philadelphia, PA 19109.
 ATTORNEY: M. HOWARD VIGDERMAN,
 MONTGOMERY McCracken Walker &
 RHOADS LLP,
 Avenue of the Arts,
 123 South Broad Street,
 Philadelphia, PA 19109

HARPER, WILLIAM, dec'd.

Late of East Norriton Township.
 Co-Executors: BRIAN HARPER,
 720 Sandra Lane,
 East Norriton, PA 19403,
 DENISE ROTH,
 9 Autumn Drive,
 Dillsburg, PA 17019.
 ATTORNEY: THOMAS E. CARLUCCIO,
 Plymouth Greene Office Campus, Suite D-3,
 1000 Germantown Pike,
 Plymouth Meeting, PA 19462

IMPERIAL, ADELINE T., dec'd.

Late of Borough of Norristown.
 Administrator: STEPHEN IMPERIAL,
 107 W. Ridge Pike, Apt. 207,
 Conshohocken, PA 19428.
 ATTORNEY: ELLIOTT N. PINCUS,
 One Montgomery Plaza, Suite 608,
 Norristown, PA 19401

KAIT, LOIS S., dec'd.

Late of Springfield Township.
 Executor: AARON I. KAIT,
 c/o Kim D. Fetrow, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950.
 ATTORNEY: KIM D. FETROW,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950

KINLEY JR., DAVID H., dec'd.

Late of Worcester Township.
 Executor: THE GLENMEDE TRUST COMPANY, N.A.,
 Attn: Isabel M. Albuquerque,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103-7391.
 ATTORNEY: THOMAS F. TOSCANI,
 TOSCANI & LINDROS, LLP,
 400 Berwyn Park, Suite 320,
 899 Cassatt Road,
 Berwyn, PA 19312

KREAGER, PHILLIP E., dec'd.

Late of Upper Merion Township.
 Executor: MANRICO A. TRONCELLITI, JR.,
 144 East DeKalb Pike, Suite 200,
 King of Prussia, PA 19406.
 ATTORNEY: MANRICO A. TRONCELLITI, JR.,
 144 East DeKalb Pike, Suite 200,
 King of Prussia, PA 19406

KRIEBEL, CORA E., dec'd.

Late of Borough of Lansdale.
 Executrix: KATHRYN J. WILDERMUTH,
 95 W. Mt. Kirk Avenue,
 Eagleville, PA 19403.
 ATTORNEY: DOROTHY K. WEIK,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

LABS, FREDERICK A., dec'd.

Late of Franconia Township.
 Executrix: BARBARA L. MUSSELMAN,
 21 Penn Avenue,
 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

LEE, MARY ELIZABETH also known as

MARY E. LEE, dec'd.
 Late of County of Derry, Ireland and
 formerly of Springfield Township.
 Executor: JAMES H. LEE,
 c/o Maurice D. Lee, III, Esquire,
 1500 Market Street, 38th Floor West,
 Philadelphia, PA 19102.
 ATTORNEY: MAURICE D. LEE, III,
 SAUL EWING LLP,
 1500 Market Street, 38th Floor West,
 Philadelphia, PA 19102

LEONARD, LAURENCE, dec'd.

Late of Lower Providence Township.
 Executrix: MARJORIE LEONARD,
 c/o Marc L. Davidson, Esquire,
 290 King of Prussia Road, Suite 110,
 Radnor, PA 19087.
 ATTORNEY: MARC L. DAVIDSON,
 290 King of Prussia Road, Suite 110,
 Radnor, PA 19087

LYNCH, LENA M. also known as

LENA LYNCH, dec'd.
 Late of Horsham Township.
 Co-Executors: JOSEPH M. LYNCH AND
 MARIANNE GIASONE,
 c/o John J. Mezzanotte, Jr., Esquire,
 218 West Front Street,
 P.O. Box 289,
 Media, PA 19063

MAGILL, GEORGE R., dec'd.

Late of Borough of Schwenksville.
 Executors: GEORGE R. MAGILL, II AND
 JEFFREY L. MAGILL,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

MIHALEK, IRENE MARTHA also known as

IRENE M. MIHALEK, dec'd.
 Late of Lower Gwynedd Township.
 Co-Executors: THOMAS O. MIHALEK,
 PETER J. MIHALEK,
 ROBERT M. MIHALEK AND
 CHRISTINE M. MIHALEK,
 c/o 54 East Penn Street,
 Norristown, PA 19401.
 ATTORNEY: BARRY M. MILLER,
 54 East Penn Street,
 Norristown, PA 19401

MILLER, BARBARA ANN, dec'd.

Late of Upper Pottsgrove Township.
 Executor: GENE A. MILLER,
 2253 Bruce Drive,
 Pottstown, PA 19464.

ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES,
 376 East Main Street,
 Collegeville, PA 19426

MONEY, BERENICE K. also known as BERENICE KELLY, dec'd.

Late of Lower Gwynedd Township.
 Executrix: ROBIN A. KELLY,
 1121 Tintern Drive,
 Lower Gwynedd, PA 19002.

MUSSELMAN, KATHRYN Y., dec'd.

Late of Franconia Township.
 Co-Executors: DAVID L. MUSSELMAN,
 415 Harleysville Pike,
 Harleysville, PA 19438,
 KATHY S. MOYER,
 2874 Upper Ridge Road,
 Pennsburg, PA 18073,
 LAURIE E. MASON,
 4351 Philadelphia Avenue, #110,
 Chambersburg, PA 17202.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

NEFF, RICHARD A., dec'd.

Late of Cheltenham Township.
 Administrator: SCOTT MINKOFF,
 118 Windsor Avenue,
 Elkins Park, PA 19027.

PEIRCE, EDITH IRENE also known as EDITH I. PEIRCE, dec'd.

Late of Hatfield Township.
 Executrix: HILARY B. PEIRCE,
 173 Midland Road,
 Newtown, PA 18940.

PFEIFFER, VALERIA J., dec'd.

Late of Horsham Township.
 Executrix: JANINE A. WEICK,
 2911 Santa Maria Drive,
 Gilbertsville, PA 19525.
 ATTORNEY: DAVID P. GRAU,
 911 N. Easton Road,
 P.O. Box 209,
 Willow Grove, PA 19090

PILSON, BENJAMIN F., dec'd.

Late of Lower Merion Township.
 Executrix: CHRISTEL MOTTUR-PILSON,
 c/o David P. Brown, Esquire,
 1944 Kimberton Road,
 P.O. Box 729,
 Kimberton, PA 19442.
 ATTORNEY: DAVID P. BROWN, III,
 1944 Kimberton Road,
 P.O. Box 729,
 Kimberton, PA 19442

PRUSKOWSKI, ELIZABETH C., dec'd.

Late of Whitmarsh Township.
 Executrices: EILEEN M. PACI AND
 MARY ANN PRUSKOWSKI,
 415 Shelbourne Lane,
 Phoenixville, PA 19460.

ROTHER, CAROLYN McCLEES, dec'd.

Late of Lower Merion Township.
 Executor: PETER M. DODGE,
 700 River Road,
 Cos Cob, CT 06807.

SALTIEL, ETHEL MAY also known as ETHEL SALTIEL, dec'd.

Late of Borough of Rockledge.
 Executor: ALAN L. SALTIEL,
 421 McClenaghan Mill Road,
 Wynnwood, PA 19096.

SHIREY, BYRLE R., dec'd.

Late of West Pottsgrove Township.
 Co-Executors: VICKI L. SHIREY AND
 BYRLE R. SHIREY, JR.,
 c/o Craig A. Hatch, Esquire,
 Halbruner, Hatch & Guise, LLP,
 2109 Market Street,
 Camp Hill, PA 17011.

SNYDER, CAROL ANN, dec'd.

Late of Doulgass Township.
 Administrator: HAROLD E. SNYDER, JR.,
 518 Cherry Street,
 Wrightsville, PA 17368.
 ATTORNEY: MICHAEL S. GRAB,
 NIKOLAUS & HOHENADEL, LLP,
 327 Locust Street,
 Columbia, PA 17512

TIBBS, WALTER SOLOMON, dec'd.

Late of Abington Township.
 Administratrix: KATHLEEN M. TIBBS,
 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

WAITE, JANET B., dec'd.

Late of Upper Dublin Township.
 Co-Executors: WILLIAM L. GERY AND
 LYNNE C. GERY,
 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

WEISS, STEPHEN also known as STEPHEN B. WEISS, dec'd.

Late of Upper Dublin Township.
 Executrix: YUKIKO CANFIELD,
 c/o Alan F. Markovitz, Esquire,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004.
 ATTORNEY: ALAN F. MARKOVITZ,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004

WILLS, JOHN E. also known as JOHN WILLS, dec'd.

Late of Plymouth Township.
 Administratrix: DENISE L. WRIGHT,
 c/o Martin J. Pezzner, Esquire,
 150 Monument Road, Suite 515,
 Bala Cynwyd, PA 19004.
 ATTORNEY: MARTIN J. PEZZNER,
 PERUTO & PERUTO,
 150 Monument Road, Suite 515,
 Bala Cynwyd, PA 19004

Third and Final Publication**ASHWORTH, ANTOINETTE M. also known as ANTOINETTE ASHWORTH, ANTOINETTE MARIE ASHWORTH and ANTOINETTE McCALL, dec'd.**

Late of Abington Township.
 Executrix: ELIZABETH A. FARRELLY,
 112 Fairfield Circle East,
 Royersford, PA 19468.

BAILEY, MAUREEN E., dec'd.

Late of Lower Merion Township.
 Administrator: PATRICIA A. BAILEY,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

BRAID, CATHY also known as

CATHY PHYLLIS BRAID, dec'd.
 Late of Lower Merion Township.
 Co-Executors: JENNIFER BRAID AND
 ASHLEY BRAID,
 258 Tomkenn Road,
 Wynnewood, PA 19096.
 ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 VIST Financial Building, Suite 311,
 1767 Sentry Parkway West,
 Blue Bell, PA 19422

BUCKMAN, MICHAEL, dec'd.

Late of Lower Moreland Township.
 Executor: TOM HESLIN,
 416 Hillview Road,
 King of Prussia, PA 19406.
 ATTORNEY: KATHLEEN A. MALOLES,
 SOLOMON & BERSCHLER, P.C.,
 522 Swede Street,
 Norristown, PA 19401

BURKEY, SHERRY L. also known as

SHERRY BURKEY, dec'd.
 Late of Borough of Norristown.
 Administratrix: DEBORAH M. BURKEY,
 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

CARTER, ELSIE C., dec'd.

Late of Abington Township.
 Executors: KENNETH P. CARTER AND
 BRUCE E. CARTER,
 c/o D. Keith Brown, Esquire,
 P.O. Box 70,
 Newtown, PA 18940.
 ATTORNEY: D. KEITH BROWN,
 STUCKERT & YATES,
 P.O. Box 70,
 Newtown, PA 18940

CLARK, ORA W., dec'd.

Late of Borough of Norristown.
 Executrix: SHIRLEY BROOKS,
 P.O. Box 627,
 Norristown, PA 19404.
 ATTORNEY: KATHLEEN A. MALOLES,
 SOLOMON & BERSCHLER, P.C.,
 522 Swede Street,
 Norristown, PA 19404

COMLY, RAE H. also known as RAE COMLY, dec'd.

Late of Borough of Lansdale.
 Executrix: LAURA WITTMAN,
 123 Riverwoods Drive,
 New Hope, PA 18938.

CRESCENZO, GLORIA ANNE also known as GLORIA A. CRESCENZO and GLORIA CRESCENZO, dec'd.

Late of Upper Merion Township.
 Administrator CTA: JOHN J. CRESCENZO,
 c/o Gerard A. Plourde, Esquire,
 3214 Midvale Avenue,
 Philadelphia, PA 19129.
 ATTORNEY: GERARD A. PLOURDE,
 3214 Midvale Avenue,
 Philadelphia, PA 19129

DONNELLY, CLARE L. also known as CLARE DONNELLY, dec'd.

Late of Whitemarsh Township.
 Administrator CTA: FRANCIS J. DONNELLY,
 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

ENGELS, VIRGINIA HUNTER, dec'd.

Late of Lower Merion Township.
 Executrix: GAY E. SIMPSON,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

FISHER, MARGARET IRENE, dec'd.

Late of Borough of Collegeville.
 Executrix: PATRICIA M. FLACK,
 307 Stonebach Court,
 Royersford, PA 19468.

FRIEDMAN, M. LEONARD also known as MARTIN LEONARD FRIEDMAN and MARTIN L. FRIEDMAN, dec'd.

Late of Borough of Norristown.
 Executor: MANUS J. FRIEDMAN,
 c/o Douglas E. Cook, Esquire,
 P.O. Box 397,
 Drexel Hill, PA 19026.
 ATTORNEY: DOUGLAS E. COOK,
 P.O. Box 397,
 Drexel Hill, PA 19026

GREBE, ERMA E., dec'd.

Late of Douglass Township.
 Co-Executors: CHARLES GREBE, JR.,
 280 Bartman Avenue,
 Gilbertsville, PA 19525,
 JILL GREBE,
 240 Bartman Avenue,
 Gilbertsville, PA 19525.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

HEILAND, LAURA B., dec'd.

Late of Abington Township.
 Executrix: LAURA M. VALENTIN,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.
 ATTORNEY: GERALD R. CLARKE,
 CLARKE and ASSOCIATES,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038

HILL, DONALD E. also known as**DONALD HILL, dec'd.**

Late of Borough of Lansdale.
 Executrix: DONNA M. HILL,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

KLINGELHOEFFER, VIRGINIA E. also known as**VIRGINIA ELEANOR SOUDER KLINGELHOEFFER, dec'd.**

Late of Upper Salford Township.
 Executrix: SUSAN A. DIESINGER,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024

KOLB, LESTER R. also known as**LESTER KOLB, dec'd.**

Late of Douglass Township.
 Executrices: JOAN RICE,
 22853 Dogwood Drive,
 Lewes, DE 19958,
 JEANETTE MOLL,
 2323 Colflesh Road,
 Perkiomenville, PA 18074.
 ATTORNEY: THOMAS D. LEIDY,
 42 East 3rd Street,
 Boyertown, PA 19512

LEAR, CHRISTINE L., dec'd.

Late of Marlborough Township.
 Executrix: PAULINE L. NESTER,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024

LEE, MARY PRICE, dec'd.

Late of Whitmarsh Township.
 Executor: RICHARD S. LEE,
 c/o Philip G. Curtin, Esquire,
 1231 Lancaster Avenue,
 Berwyn, PA 19312-1244.
 ATTORNEY: PHILIP G. CURTIN,
 PHILIPS, CURTIN & DiGIACOMO,
 1231 Lancaster Avenue,
 Berwyn, PA 19312-1244

MAST, KENNETH M., dec'd.

Late of Upper Pottsgrove Township.
 Co-Executors: KENNETH C. MAST,
 221 Lemon Street,
 Stowe, PA 19464,
 DENNIS K. MAST,
 75 W. Moyer Road,
 Pottstown, PA 19464.
 ATTORNEY: THOMAS L. HOFFMAN,
 WELLS, HOFFMAN, HOLLOWAY &
 STAUFFER, LLP,
 635 E. High Street,
 P.O. Box 657,
 Pottstown, PA 19464

MATTHEWS, GARLAND also known as**GARLAND LEE MATTHEWS, dec'd.**

Late of Springfield Township.
 Executrix: JEANNE M. ANDERSON,
 c/o Vincent Carosella, Jr., Esquire,
 882 South Matlack Street, Suite 101,
 West Chester, PA 19382.
 ATTORNEY: VINCENT CAROSELLA, JR.,
 882 South Matlack Street, Suite 101,
 West Chester, PA 19382

McALEER, JAMES MICHAEL, dec'd.

Late of Cheltenham Township.
 Executrix: JOYCE E. McALEER,
 928 Benson Street,
 Philadelphia, PA 19111.

McCARTY, JUDY C., dec'd.

Late of Borough of Conshohocken.
 Executrix: JANE WHITE,
 1102 Maple Street,
 Conshohocken, PA 19428.

McCUTCHEON, ARLEEN ECKLUND, dec'd.

Late of Lower Gwynedd Township.
 Executor: BRUCE McCUTCHEON,
 P.O. Box 232,
 Allamuchy, NJ 07820.

McDONNELL, ANTHONY G. also known as

ANTHONY McDONNELL, dec'd.
 Late of Abington Township.
 Executor: DENNIS McDONNELL.
 ATTORNEY: JAMES F. CARNEY,
 610 West Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

MONACO, GUIDO MICHAEL, dec'd.

Late of Whitmarsh Township.
 Executrix: MARY ANN TILL,
 9 Charleston Ct.,
 Sewell, NJ 08080.

MYERS, NORMA EILEEN also known as

NORMA E. MYERS, dec'd.
 Late of Hatfield Township.
 Executor: JEFFREY L. MYERS,
 P.O. Box 184,
 Milfred Square, PA 18935.
 ATTORNEY: DENIS LANCTOT,
 312 Oxford Valley Road,
 Fairless Hills, PA 19030

NETTLES, HARVEY M. also known as

HARVEY MONTGOMERY NETTLES, dec'd.
 Late of Upper Pottsgrove Township.
 Executor: MARC T. NETTLES,
 105 Shiery Court,
 Gilbertsville, PA 19525.
 ATTORNEY: LEE F. MAUGER,
 P.O. Box 698,
 Pottstown, PA 19464

PARENTE, RITA J., dec'd.

Late of East Norriton Township.
 Executrix: DOLORES NAVE,
 c/o Albert R. Riviezzo, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: ALBERT R. RIVIEZZO,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

PATTERSON, HELEN R., dec'd.

Late of Lower Salford Township.
 Executrix: JANICE M. DEERY,
 c/o Gregory R. Gifford, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: GREGORY R. GIFFORD,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

PENNEYS, IRMA also known as

IRMA H. PENNEYS, dec'd.
 Late of Bala Cynwyd, PA.
 Co-Executrices: GAIL P. NEWMAN AND
 MARSHA P. GASH,
 c/o Arnold Machles, Esquire,
 401 E. City Avenue, Suite 122,
 Bala Cynwyd, PA 19004.
 ATTORNEY: ARNOLD MACHLES,
 401 E. City Avenue, Suite 122,
 Bala Cynwyd, PA 19004

POSŁUSZNY, NELLIE also known as

ANGELA POSŁUSZNY, dec'd.
 Late of Upper Gwynedd Township.
 Executrix: AMY E. SEMET,
 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

POWELL, ARTHUR L., dec'd.

Late of Lower Merion Township.
 Executors: RICHARD S. POWELL,
 CAROL P. HELLER,
 NANCY E. POWELL AND
 JON R. POWELL,
 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

PRENDERGAST, FLORENCE, dec'd.

Late of Towamencin Township.
 Executrix: PATRICIA J. SPAID,
 10 Bentwood Circle,
 Harleysville, PA 19438.
 ATTORNEY: KATHLEEN A. MALOLES,
 SOLOMON & BERSCHLER, P.C.,
 522 Swede Street,
 Norristown, PA 19401

PROFESSORI, ANNA R. also known as

**ANNE R. PROFESSORI and
 ANNA PROFESSORI, dec'd.**
 Late of Plymouth Township.
 Executrix: DESIREE A. JOHNSON.
 ATTORNEY: JAMES F. CARNEY,
 610 West Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

RICCARDO, FRANCES, dec'd.

Late of Cheltenham Township.
 Executrix: MARSHA G. CIPOLLINI,
 7223 Oak Avenue,
 Melrose Park, PA 19027.

RIDDLE, MARGUERITE A., dec'd.

Late of Whitpain Township.
 Executrix: CHRISTINA B. GRAU,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 116,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 116,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

ROSS, DOLORES RUTH, dec'd.

Late of Montgomery Township.
 Executrix: LINDA J. KELLY,
 207 Rodman Avenue,
 Jenkintown, PA 19046.

**SCHMITT, GUSTAVE R. also known as
 GUSTAVE ROBERT SCHMITT, dec'd.**

Late of Borough of Souderton.
 Executors: DANIEL SCHMITT AND
 DONALD R. SCHMITT,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

SCOTTO DIUCCIO, FLORA, dec'd.

Late of Worcester Township.
 Executrix: MARIA D'ORAZIO,
 P.O. Box 883,
 Worcester, PA 19490.
 ATTORNEY: MANRICO A. TRONCELLITI, JR.,
 144 East DeKalb Pike, Suite 200,
 King of Prussia, PA 19406

SNIDER, MYRNA G. also known as

**MYRNA SNIDER THOMAS,
 MYRNA GORDON SNIDER,
 MYRNA L. SNIDER,
 MYRNA LEE SNIDER,
 MYRNA SNIDER,
 MYRNA THOMAS,
 MYRNA L. THOMAS,
 MYRNA G. THOMAS,
 MYRNA LEE THOMAS,
 MYRNA L. GORDON,
 MYRNA LEE GORDON, and
 MYRNA GORDON, dec'd.**
 Late of Lower Merion Township.
 Executor: MARTIN G. THOMAS,
 c/o Suzanne M. Hecht, Esquire,
 795 East Lancaster Avenue, Suite 280,
 Villanova, PA 19085.
 ATTORNEY: SUZANNE M. HECHT,
 HANEY & HECHT,
 Two Villanova Center, Suite 280,
 795 East Lancaster Avenue,
 Villanova, PA 19085

STRUNK, PATRICIA E., dec'd.

Late of Lower Pottsgrove Township.
 Executor: DANIEL G. STRUNK, JR.,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: JESSICA R. GRATER,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

TODD, CHARLOTTE LOUISE also known as CHARLOTTE TODD and LOUISE TODD, dec'd.

Late of Upper Gwynedd Township.
 Executor: THOMAS M. GUINAN,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: JOHN R. HOWLAND,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

VERISH, JOHN WILLIAM also known as JOHN W. VERISH, dec'd.

Late of Borough of Pottstown.
 Administrator: JOHN A. VERISH,
 28 Sycamore Road,
 Havertown, PA 19083.
 ATTORNEY: MARC H. JAFFE,
 789 E. Lancaster Avenue, Suite 220,
 Villanova, PA 19085

WELLIVER, VIVIAN LOEB also known as VIVIAN WELLIVER, dec'd.

Late of Plymouth Township.
 Executor: WILLIAM WELLIVER,
 5144 Laurie Drive,
 Emmaus, PA 18049.

WILLIAMS, ETHEL RAE also known as ETHEL R. WILLIAMS, dec'd.

Late of Lower Merion Township.
 Executrix: JEANNETTE W. BREWER,
 2231 N. Stoneridge Lane,
 Villanova, PA 19085-1727.
 ATTORNEY: JETTIE D. NEWKIRK,
 3600 Conshohocken Avenue, Unit 2001,
 Philadelphia, PA 19131

WOLFERD, EVELYN, dec'd.

Late of Lower Moreland Township.
 Executrices: KATHRYN W. DOLAN AND
 TINA W. SHOLOMSKAS,
 c/o Paul A. Coghlan, Esquire,
 437 Rhawn Street,
 Philadelphia, PA 19111.
 ATTORNEY: PAUL A. COGHLAN,
 437 Rhawn Street,
 Philadelphia, PA 19111

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of forming a Limited Liability Company pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the company is: **Granville Holdings, LLC** and the Certificate of Organization was filed on June 13, 2014.

The company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which Limited Liability Companies may be organized under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights and privileges which a Limited Liability Company may now or hereafter be organized and authorized to do or to exercise under the said Business Corporation Law of Pennsylvania.

Elizabeth R. Howard, Esquire

301 Gay Street
 P.O. Box 507
 Phoenixville, PA 19460

TRUST NOTICES**First Publication****MARILYN B. LEMKE LIVING TRUST**

Notice is hereby given of the death of Marilyn B. Lemke, late of Springfield Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Marilyn B. Lemke Living Trust are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustee named below:

Trustee: Amy E. Levin
 343 Huntington Ave., Apt. 5
 Boston, MA 02130

Trustee's Attorney: Francis X. Buschman, Jr.,
 Esquire
Buschman & Johnson
 228 N. Main Street
 Souderton, PA 18964

Third and Final Publication**LIVING TRUST OF STELLA BENNER
DATED MARCH 19, 1997**

Notice of the death of STELLA BENNER, late of Upper Hanover Township, Montgomery County, PA, is hereby given. STELLA BENNER died March 11, 2014, and was the Settlor of the Living Trust of Stella Benner, dated March 19, 1997.

This trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Lamar Benner
 1121 Church Road
 East Greenville, PA 18041

EXECUTIONS ISSUED
Week Ending June 30, 2014**The Defendant's Name Appears
First in Capital Letters**

BROWN, GEORGE: JEANNE - Hudson City Savings Bank; 201322457; \$792,688.64.
 BROWN, THEODORE: LISA - Springleaf Financial Services Of Pennsylvania, Inc., et al.; 201410555; \$54,636.76.
 CAMPBELL, STEPHEN: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201336174; \$11,307.98.
 CHAMBERLAIN, JILL: PNC BANK NA, GRNSH. - Spring Mountain; 201417420; \$2,075.10.
 CHOI, YOUNG - Pimlico Farms Community Association; 201417401; \$6,167.26.
 DAUGHERTY, CAROL: BANK OF AMERICA, GRNSH. - Carriage Run Property Owners Association; 201417065; \$2,098.96.
 HUBER, JOHN: ESTATE OF E MARIE HUBER - Bank Of America Na, et al.; 201400183; \$121,903.46.
 JEGEDE, OLAWALE - Nationstar Mortgage, LLC; 201313954.
 KEHOE, HOLLY: MICHAEL - Green Tree Servicing, LLC; 201334950.
 KIENLE, CHARLES: DOROTHY - Nationstar Mortgage, LLC; 201409653; \$189,786.40.
 MAIN HEATING OIL & SERVICE, INC. 1367: TD BANK NA, GRNSH. - Self Heating & Cooling, Inc.; 201411399; WRIT/EXEC.
 MCGINNIS, JOSEPH - Wells Fargo Bank Na, et al.; 201326271; \$232,153.43.
 REYNOLDS, JAMES: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 201336716; \$2,312.62.
 SCHMOLTZE, EUGENE: JACQUELINE: JACQUELINE, ET AL. - Lnv Corporation; 201209945.
 SMOYER, TODD - First Niagara Bank Na, et al.; 201326573; ORDER/145,536.64.

JUDGMENTS AND LIENS ENTERED
Week Ending June 30, 2014**The Defendant's Name Appears
First in Capital Letters**

MADDEN, SANDRA - Barclays Bank Delaware; 201417759; Judgment fr. District Justice; \$5004.15.
ABINGTON TWP. -
entered municipal claims against:
 Singer, Jacob: Martin, Albert; 201417929; \$636.50.
 Thompson, Marvin; 201417987; \$584.63.
CHELTENHAM TWP. -
entered municipal claims against:
 Easy, Melvin: Charles; 201417984; \$929.63.
 Gm Burke Llc; 201417985; \$3214.63.
LOWER MERION TWP. -
entered municipal claims against:
 Albrecht, Bruce; 201418005; \$365.00.
 Apple, Samuel: Fried, Jennifer; 201418000; \$110.00.

Bailey, Maureen: Brian: Christine, Et.Al.; 201417998; \$426.00.
 Bowden, John; 201418006; \$429.00.
 Davis, Charles: Brenda; 201418007; \$365.00.
 Knapp, Sean; 201418001; \$365.00.
 Mcgovern, Joseph: Fern; 201417999; \$646.00.
 Nolan, James: Alison; 201418002; \$305.00.
 Zito, Arthur: Eleanor; 201418004; \$525.00.

**PENNA. DEPT. OF REV. -
entered claims against:**

Awahmukalah, John: Margaret; 201461864; \$21,465.16.
 Bux Mont Truck Service; 201461858; \$1,026.57.
 Cunnane, John: Susan; 201461866; \$1,990.91.
 Dennen Enterprises Llc; 201461862; \$866.32.
 Diclaudio, Scott; 201461860; \$10,174.97.
 Estate Of Perussia Bice: Freundlich, Andrea; 201461867; \$18,939.31.
 Finocchiaro, Mario: Kristin; 201461861; \$1,266.57.
 Greene, Jason: Dorothy; 201461863; \$996.38.
 Hawkins, David; 201461844; \$2,019.92.
 Hurowitz, Marc; 201461859; \$964.68.
 Jenkins, Gwendolyn; 201461868; \$5,154.24.
 Kauffman, Earl: Marion; 201461846; \$1,613.96.
 Kratz, Martin; 201461869; \$1,227.33.
 Kratz, Martin: Iryna; 201461870; \$147.94.
 Larkins, Elizabeth; 201461854; \$2,324,960.05.
 Laxzone Philadelphia Llc; 201461857; \$47,182.65.
 Lock, Jane; 201461847; \$467.77.
 Londono, Juan; 201461849; \$2,057.56.
 Mastromatto, Albert: Bonnie; 201461848; \$1352.91.
 Max, Jordan: Wallwork, Amy; 201461865; \$2,291.41.
 McNulty, Theresa; 201461872; \$2,515.39.
 Newkumet, Terrence: Deborah; 201461852; \$5,067.18.
 Orograin Bakeries Manufacturing Inc: Bimbo Bakeries Usa; 201461856; \$1,610.57.
 Phamous Phils Bbq Inc; 201461855; \$2,468.75.
 Potts, Luken; 201461853; \$4,080.20.
 Ryu, Yong: Myong; 201461873; \$1,291.98.
 Strong Coffee Two Llc; 201461871; \$679.82.
 Tarquini, Joseph; 201461850; \$19,889.94.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Fota, Patrick; 201417950; \$286.06.
 Jackson, Sean: Gretchen; 201417953; \$334.46.
 Mcgovern, Patricia; 201417938; \$879.80.
 Zettlemoyer, E.; 201417986; \$771.76.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Tanner, Douglas: Betty; 201417937; \$1385.15.

**SOUDERTON AREA SCHOOL DIST. -
entered municipal claims against:**

Stapleton, George: Williams, Diane; 201417988; \$10053.15.

**UPPER PROVIDENCE TWP. -
entered municipal claims against:**

Boyle, Steven: Linda; 201417905; \$570.90.
 Davis, Joseph: Melissa; 201417900; \$598.44.
 Demutis, David: Stephania: Renish, John; 201417896; \$620.40.
 Medaglia-Chilcote, Jennifer: Medaglia, May; 201417906; \$830.90.
 Pletcher, Thomas: Pamela; 201417902; \$315.15.
 Tyler, Susan; 201417908; \$617.10.
 Walton, Dale: Denise; 201417898; \$369.60.

LETTERS OF ADMINISTRATION
Granted Week Ending June 30, 2014**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BAILEY, MAUREEN E. - Lower Merion Township;
Bailey, Patricia A., 120 Hansen Terrace
Collingdale, PA 19023.

BASTIAN, PAUL J., JR. - Abington Township;
Bastian, Patricia A., 2910 Susquehanna Road
Roslyn, PA 19001.

BOCCELLA, SAMUEL F. - West Norriton Township;
Bocella, Thomas M., 250 Freeland Drive
Collegeville, PA 19426.

DAVIS, RUTH - North Wales Borough; Davis, Gary,
224 Red Haven Drive North Wales PA.

HOFFMAN, GARY M. - Lower Providence Township;
Cronin, Joseph R., 3736 Wayland Road
Collegeville, PA 19426.

PAVLOU, KAY - West Norriton Township;
Pavlou, Chris J., 2605 Cresswell Drive
Norristown, PA 19403.

PETRILLE, RYAN A. - Towamencin Township;
Petrille, Jill A., 1141 Snyder Road
Lansdale, PA 19446; Petrille, Joseph Iii,
445 Oakmont Court Harleysville, PA 19438.

SIMPSON, ROBERT L. - Lower Merion Township;
Simpson, Samantha, 44 B Erskine Street
Asheville, NC 28801.

SMITH, FLORENCE E. - Cheltenham Township;
Byrd, Clarence, 1141 W. Indiana Avenue
Philadelphia, PA 19133-1333.

SPENCER, JAMES S. - Upper Merion Township;
Spencer-Sullivan, Tracy, 514 Susan Drive
King Of Prussia, PA 19406.

SWINTON, BARBARA J. - Upper Merion Township;
Swinton, James, Jr., 724 W. Valley Forge Road
King Of Prussia, PA 19406.

TASHJIAN, HELEN - Upper Dublin Township;
Berger, Deborah, 470 Dresher Road, C-5
Horsham, PA 19044; Gideon, Cindy,
57 Dogwood Lane Horsham, PA 19044.

SUITS BROUGHT
Week Ending June 30, 2014**The Defendant's Name Appears
First in Capital Letters**

ALLEN, ROBERT - Portfolio Recovery Associates Llc;
201417948; Civil Action; Garvey, Mark R.

ANDREWS, ADAM - Allstate Property And
Casualty Insurance Company; 201417997;
Civil Action; Claypole, Robert W.

BCBG MAXAZARIA STORE 610 -
Upper Merion Township; 201418246; Civil Action;
Kilkenny, Sean P.

BEGOR, RAYMOND - Begor, Diane; 201418374;
Complaint Divorce; Harrison, Kenneth G.

BENT GLASS DESIGN INC: GLASS
TECHNOLOGY LLC - Selective Way
Insurance Company; 201417865; Civil Action;
Kluxen, Steven A.

BOND, DANIEL - Stewart Equipment Company Of
Philadelphia; 197817976; Civil Action;
Prewitt, David E.

BROWN, RICHARD - Portfolio Recovery
Associates Llc; 201417921; Civil Action;
Garvey, Mark R.

CANNON, KELLY - Cannon, James; 201418033;
Complaint Divorce; Eisenberg, Michael E.

CARSON, JOHN - Portfolio Recovery Associates Llc;
201418221; Civil Action; Brown, Carrie A.

CJD GROUP LLC - Farmer, Joseph; 201418267;
Petition; Dudeck, William T.

CLASS A REALTY CORP - Kulp, Kimberly;
201418321; Plaintiffs Appeal from District Justice;
Cheetham, Donald B. Iii.

CROOM, CARLTON - Jackson Croom, Desesca;
201418042; Complaint Divorce; Silver, Lynn B.

CUSAMANO, MICHAEL: KRISTIN -
Wells Fargo Bank Na; 201418213; Complaint In
Mortgage Foreclosure; Lobb, Jonathan.

DICCIO, GUIDO: GEG AUTOMOTIVE LLC -
Handwerk, Alton; 201418222; Defendants
Appeal from District Justice.

DIMA, CHRISTOPHER - Portfolio Recovery
Associates Llc; 201418256; Civil Action;
Brown, Carrie A.

DUNGEE, TERESA - Portfolio Recovery
Associates Llc; 201418241; Civil Action;
Brown, Carrie A.

FALVEY, SUSAN - Zakrzewski, Joseph; 201417118;
Complaint for Custody/Visitation; Bowe, Doran.

GALLAGHER, KATHRYN - Portfolio Recovery
Associates Llc; 201417939; Civil Action;
Garvey, Mark R.

GANT, ROSS: MARCY: MARCY, ET.AL. -
Wells Fargo Bank Na; 201418210; Complaint In
Mortgage Foreclosure; Wooters, Meridith H.

GENTILE, JAMES: CHRISTOPHER -
Portfolio Recovery Associates Llc; 201418224;
Civil Action; Brown, Carrie A.

GERY, WILLIAM: ESTATE OF JANET B WAITE:
ESTATE OF JANET B WAITE, ET.AL. -
Klein, Amy; 201417962; Civil Action;
Phiambolis, Margaret S.

GOLDEN LIVINGCENTER-LANSDALE:
FILLMORE CAPITAL PARTNERS LLC:
FILLMORE STRATEGIC MANAGEMENT LLC,
ET.AL. - Estate Of F Brooke Hall; 201417975;
Civil Action; Murphy, Brian.

GOODWIN, MAGDALENA - Holy Redeemer In
Home Support Svc; 201417647; Defendants Appeal
from District Justice.

GROVES, TIMOTHY - Groves, Samantha; 201418409;
Complaint Divorce.

HARRINGTON, NANCY - Harrington, Arthur;
201418444; Complaint Divorce; Boyd, Jeffrey R.

HEINZE, DANIEL - Portfolio Recovery Associates Llc;
201418253; Civil Action; Brown, Carrie A.

HERNANDEZ, MIGDALIS - Wells Fargo Bank Na;
201418010; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.

JACOBI, CHRISTINA - Portfolio Recovery
Associates Llc; 201417643; Civil Action;
Brown, Carrie A.

JONES, GREGORY - Cleveland, Brittany;
201417664; Complaint for Custody/Visitation.

- KAZARNOWICZ, JOE - Rolling Hill Apartments;
201418414; Defendants Appeal from District Justice.
- KERNS, ROBERT: KERNS PEARLSTINE
ONORATO AND HLADIK LLP:
KERNS PEARLSTINE ETAL, ET.AL. -
American Express Bank Fsb; 201418243;
Civil Action; Cawley, Jonathan Paul.
- KING, JANET: JANET: JANET, ET.AL. -
Wells Fargo Bank Na; 201418207; Complaint In
Mortgage Foreclosure; Wooters, Meridith H.
- KULP, KIMBERLY - Class A Realty Corp; 201418317;
Defendants Appeal from District Justice.
- MADDOX, BARBARA - Springleaf
Financial Services Of Pennsylvania Inc; 201417973;
Complaint In Mortgage Foreclosure;
Bevington, Gregory W.
- MASSEY, CHRISTOPHER - Wells Fargo Bank Na;
201418258; Complaint In Mortgage Foreclosure;
Carlson, Denise.
- MAURAS, MARIA: CHARRIEZ, JESUS -
Paschall, Brittany; 201417059; Complaint for
Custody/Visitation.
- MILLER, SARAH: SCHMIDT, WILLIAM -
Portfolio Recovery Associates Llc; 201418249;
Civil Action; Brown, Carrie A.
- MONTGOMERY COUNTY PA
DOMESTIC RELATIONS OFFICE:
CLARKE, BRENT: FLOOD, JAMES, ET.AL. -
Philips, Benjamin; 201418311; Civil Action.
- MORECCO CONSTRUCTION AND TRC
ROOFING & SIDING INC: PHIPPS, EDWARD -
Beita, Christian; 201418123; Civil Action;
Riechelson, Kevin.
- MOULTON, DAMION - Rouse, Mercedes;
201417649; Complaint for Custody/Visitation.
- MYASKOVSKIY, STANISLAV:
POGORETSKY, ANATOLY: STAR EXPRESS INC -
Okropilashvili, Tengiz; 201418024; Civil Action;
Kats, Marina.
- NELSON, THOMAS - Portfolio Recovery
Associates Llc; 201418251; Civil Action;
Brown, Carrie A.
- NEY, JESSICA: LEAS, DANIEL - Grickis, Jayne;
201417659; Complaint for Custody/Visitation;
Ross, Stephen.
- NOURIZADEH, PARVIN - Capital One Bank Usa Na;
201418202; Plaintiffs Appeal from District Justice;
Ratchford, Michael F.
- OBRIEN, JOSEPH: O BRIEN, JOSEPH -
Hsbc Bank Usa National Association; 201418203;
Complaint In Mortgage Foreclosure;
Wooters, Meridith H.
- ORPHANIDYS, KIA - Portfolio Recovery
Associates Llc; 201417909; Civil Action;
Brown, Carrie A.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Simon, Jeffrey; 201417967;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Ramirez, Ramon; 201417977;
Appeal from Suspension/Registration/Insp; Aftab, Ujala.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Detwiler, Alex; 201418225;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Getz, Ashley; 201418223;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Dunlap, Matthew; 201418282;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - West, William; 201418437;
Appeal from Suspension/Registration/Insp;
Skypala, Edward A.
- SESTITO, DOMENICO - Portfolio Recovery
Associates Llc; 201418218; Civil Action;
Brown, Carrie A.
- SFORZA, DOMINIC: ROOFING SPECIALTIES -
Buri, Maura; 201417972; Defendants Appeal from
District Justice.
- SHAEKER, VIJAY - Shaeker, Joyce; 201418028;
Complaint Divorce; Eisenberg, Michael E.
- SLADE, JONTAE - Reilly, Maureen; 201417471;
Complaint for Custody/Visitation; Mccue, Colleen.
- STEPHAN, WILLIAM - Stephan, Martha; 201418341;
Complaint Divorce.
- TEGLER, THOMAS: LISA - Good Will
Steam Fire Engine Company No 1; 201418436;
Civil Action; Mason, Kathryn L.
- THOMPSON, GEORGE: RENEE - Thompson, Harry;
201417734; Complaint for Custody/Visitation.
- TRAVALINE, ROBIN: ROSENTHAL, ROBERT -
Travaline, Scott; 201418367; Civil Action.
- TRUMAN, CHRISTOPHER - Truman, Stacey;
201418242; Complaint Divorce; Dubin, David I.
- TULEY, SABIHA - Tuley, James; 201418327;
Complaint Divorce; Mcintosh, Scott.
- WADE, THOMAS - Wade, Mia; 201417852;
Complaint for Custody/Visitation.
- WOLFINGER, GLENN - Wolfinger, Susan; 201418448;
Complaint Divorce; Gold-Bikin, Lynne Z.
- YOST, ROGER: ELIZABETH - Portfolio Recovery
Associates Llc; 201418216; Civil Action;
Brown, Carrie A.

WILLS PROBATED

Granted Week Ending June 30, 2014

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ANTON, LUCY - East Norriton Township;
Anton, Jack J., 621 Natalie Lane
Norritown, PA 19401.
- BONANNI, GILDA G. - Horsham Township;
Bonanni, George A., 201 W. County Line Road
Hatboro, PA 19040.
- BROADNAX, MILLICENT B. - Jenkintown Borough;
Broadnax, Jay, 2102 Greenhill Road
Lansdowne, PA 19050.
- CAIN, RAYMOND E., SR. - Cheltenham Township;
Younger, Lola R., 1727 Erlen Road
Elkins Park, PA 19027.
- CAPITANO, THRESA L. - Montgomery Township;
Grella, Sylvia J., 603 Knoll Drive
Lansdale, PA 19446.
- CAVALLARO, ROSARIO A. - Lansdale Borough;
Arcaro, Rosemary, 902 Dogwood Court
Lansdale, PA 19446; Cavallaro, Marie A.,
603 Kenilworth Avenue Lansdale, PA 19446.
- DONAHUE, GOULD B. - Springfield Township;
Donahue, Elisabeth G., 3944 Hartford Street St.
Louis, MO 63116; Rosenberger, Rodman M.,
One Summit Street Philadelphia, PA 19118.

EHRLICHMAN, LEONARD J. - Abington Township;
Ehrlichman, Paul D., 992 Baneswood Drive
Kennett Square, PA 19348.

FESNAK, ALAN D. - Towamencin Township;
Fesnak, Linda C., 891 Carriage Way
Lansdale, PA 19446.

FOLEY, MARY JANE - Trappe Borough;
Mcquillan, Sheila M., 1300 Dillon Road
Fort Washington, PA 19034.

FRANK, ROBERT H., SR. - Montgomery Township;
Frank, Robert H., Jr., 34016 Inlet Breeze Drive
Lewes, DE 19958-5452.

GROSS, SYLVIA - Lower Merion Township;
Otis, Arlene, 138 Leisure Court
Wyomissing, PA 19610.

HARPER, WILLIAM, SR. - East Norriton Township;
Harper, Brian D., 720 Sandra Lane
Norristown, PA 19403; Roth, Denise A.,
9 Autumn Drive Dillsburg, PA 17019.

HOFFMAN, KATHLEEN A. - Lower Providence Township;
Cronin, Joseph R., 3736 Wayland Road
Collegeville, PA 19426.

HOFFMAN, SARA M. - Limerick Township;
Mace, Barbara H., 1079 Clemmers Mill Road
Schwenksville, PA 19473; Oberholtzer, Deborah C.,
84 Neiffer Road Royersford, PA 19468.

IRVIN, LEROY - Lansdale Borough; Irvin, Annette D.,
512 W Mt Vernon Street Lansdale, PA 19446.

KREAGER, PHILLIP E. - Upper Merion Township;
Troncelliti, Manrico A., Jr., 144 East Dekalb Pike,
Suite 200 King Of Prussia, PA 19406.

LEONARD, LAURENCE - Lower Providence Township;
Leonard, Marjorie, 12134 Shanondell Drive
Aububon, PA 19403-5615.

MAYER, SUSAN W. - Whitemarsh Township;
Mayer, Lester R. Iii, 552 Province Line Road
Hopewell, NJ 08525; Mayer, Thomas N.,
180 Woosamonsa Road Pennington, NJ 08534.

MENDREY, BLANCHE B. - Lower Providence Township;
Cameron, Richard, 13070 Triadelphia Road
Ellicott City, MD 21042-1132.

MILLER, BARBARA A. - Upper Pottsgrove Township;
Miller, Gene A., 2253 Bruce Drive
Pottstown, PA 19464.

MILLIKEN, MAUREEN - Rockledge Borough;
Bors, Nancy, 1816 Lukens Avenue
Willow Grove, PA 19090.

MONACO, GUIDO - Whitemarsh Township;
Till, Mary Ann, 9 Charlestown Court
Sewell, NJ 08080-3233.

MUHAMMAD, ALBERTA - Norristown Borough;
Graham, Evelyn, 21 E. Freedley Street
Norristown, PA 19401.

OLSZEWSKI, CASIMERA A. - Lower Gwynedd Township;
Mellon, Nancy, 4255 Castle Court
Allentown, PA 18103.

PEIRCE, EDITH I. - Hatfield Township;
Peirce, Hilary B., 173 Midland Road
Newtown, PA 18940.

PFEIFFER, VALERIA J. - Horsham Township;
Weick, Janine A., 2911 Santa Maria Drive
Gilbertsville, PA 19525.

SCHLESINGER, HELEN S. - Lower Merion Township;
Perry, Gigi, 52 Haymarket Lane
Bryn Mawr, PA 19010.

STACKHOUSE, ANNA R. - Pottstown Borough;
Dangioli, Cynthia, 620 Manatawny Street
Pottstown, PA 19464-5195.

STETTLER, MARY E. - Douglass Township;
Christman, Denise L., 41 S. Werstler Avenue
Gilbertsville, PA 19525.

SUMBA, HELEN E. - Abington Township;
Sumba, Richard, 2456 Kenderton Avenue
Roslyn, PA 19001.

WELLS, ELIZABETH D. - Whitpain Township;
Wells, William J., Jr., 939 Wedgewood Drive
Lansdale, PA 19446.

WHEELER, NANCIE A. - Towamencin Township;
Miller, Kathleen, 620 Pine View Drive
Galloway, NJ 08205; Wheeler, Jeffrey L.,
4 Abingdon Avenue Medford, NJ 08055.

YOON, CHUNG H. - Cheltenham Township;
Park, Sharon S., 240 East Illinois Street
Chicago, IL 60611.

RETURN DAY LIST

July 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. Allstate Insurance Company v. Michaels Home Heating and Air Conditioning - Motion to Compel Answers to Discovery (Seq. 9 D) - **P. Sandler - A. Damiano.**
2. Arest v. Layre - Motion to Compel Discovery (Seq. 14 D) - **R. Anderson - G. Mondjack.**
3. Bancorp Bank v. AMA Financial, LLC - Plaintiff Alzm, LLC's Motion to Reassess Damages (Seq. 40) - **G. Schildhorn.**
4. Bancorp Bank v. Wallace - Plaintiff Alzm, LLC's Motion to Reassess Damages (Seq. 43) - **G. Schildhorn.**
5. Bank Financial Services Group v. Meyer Chatfield Corporation - Plaintiffs' Motion to Strike Objections to Subpoena Directed to David Braverman, Esquire, et al. (Seq. 131 D) Only Docket #201330-326 - **D. Braverman.**
6. Bank Financial Services Group v. Meyer Chatfield Corporation - Plaintiffs' Motion for Protective Order and to Quash Depositions of Steven Goldberg and Arnold Winick, et al. (Seq. 133 D) - **D. Braverman.**
7. Bank of New York Mellon v. DiDomenico - Motion to Reassess Damages (Seq. 39) - **S. Shah-Jani.**
8. Bates v. Elmwood Lodge #438 IBPOE of West Norristown, PA - Petition for Leave to Substitute Plaintiff (Seq. 155) - **L. Thomas - A. Benedict - K. Connors.**
9. Bayer v. Clawson - Motion to Compel Discovery (Seq. 8 D) - **R. Kuhn - E. Williams.**
10. Bean v. Patel - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 19 D) - **M. Steinberg.**
11. Bondi v. Gulino - Petition to Withdraw as Counsel (Seq. 13) - **J. Gordon - R. Saraceni.**

12. *Brandel v. Gible - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 13 D) - M. Greenfield - J. Palmer.*
13. *Bucky v. Franks Stucco & Masonry, Inc. - Motion to Withdraw as Counsel (Seq. 20) - E. Milby - P. Henigan.*
14. *Canfield v. Myrick - Petition to Withdraw as Counsel (Seq. 8) - D. Layser - K. Kramer - J. Filoreto.*
15. *Cantor v. DRA Advisors, LLC - Motion to Compel the Disclosure of the Detailed Written Report of Dr. Sacchetti's Independent Medical Examination (Seq. 14-1 D) - R. Englert - G. Mercogliano - P. Hasson.*
16. *CH Briggs Company v. Main Line Hospitals, Inc. - Petition to Discharge Mechanics' Lien Claim on Entry of Approved Security (Seq. 20) - D. Spence - J. Horn.*
17. *Cheltenham Township v. Burgos - Motion to Amend Caption and Complaint (Seq. 7) - J. Bagley.*
18. *Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Plaintiff's Motion to Compel Defendant, Creative Touch Interiors, Inc.'s Answers to Discovery (Seq. 73 D) - M. Richards - E. McGinn - T. Stoner.*
19. *Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Plaintiff's Motion to Compel Defendant, K & J Floor, Inc.'s Answers to Discovery (Seq. 74 D) - M. Richards - E. McGinn - T. Stoner.*
20. *Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Plaintiff's Motion to Compel Defendant, Quison Tile Contrast f/k/a Quison Tile Contractor, Inc.'s Answers to Discovery (Seq. 7) - M. Richards - E. McGinn - T. Stoner.*
21. *Chubb National Insurance Company v. Philomeno & Salamone - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 36 D) - L. Skaf - R. Pugh.*
22. *Cox v. Chick Fil A - Motion to Compel Plaintiff's Answers to Discovery (Seq. 11 D) - C. Srogoncic - G. Smith.*
23. *Deer Run at Stony Creek Condominium V. McGuigan - Petition to Set Aside Sheriff's Sale on Real Property Located as 403 Deer Run, Norristown PA 19403 (Seq. 30) - R. Hoffman.*
24. *Deeter v. Long - Motion to Compel Responses to Supplemental Interrogatories and Request for Production of Documents Directed to Defendant Roboda (Seq. 23 D) - D. Schreiber - M. Boyle - A. Costigan.*
25. *Defeo v. Newman - Joinder Motion of Defendant Main Line Hospitals, et al. to the Motion to Overrule Plaintiffs' Objections to Subpoena to Karen Abrams (58) - F. Rothermel - K. Thompson - K. Chancler.*
26. *Defeo v. Newman - Motion to Overrule Plaintiffs' Objections to One Subpoena Directed to Karen Abrams, M.D. (Seq. 53 D) - F. Rothermel - K. Thompson - K. Chancler.*
27. *Derito v. Derito - Petition to Withdraw as Counsel (Seq. 25) - R. Sharpe - A. Laird.*
28. *Driver v. Salon Tiffany, Inc. - Motion to Compel Discovery (Seq. 19 D) - D. Sternberg.*
29. *EG & G Realty, Inc. v. YSK, Inc. - Plaintiff's Motion to Compel Answers to Interrogatories (Seq. 145 D) - S. Hann - K. Sommar.*
30. *England v. Warminster Towne Center Association - Motion to Compel Discovery Responses of Ferrandino and Son, Inc. (Seq. 50 D) - C. Wolf - K. Ashdale.*
31. *Fadely v. Waldt - Motion to Compel Responses to Supplemental Requests for Production of Documents Directed to Defendant Glenn Waldt (Seq. 32 D) Only 20131-0445 - D. Schreiber - E. Devine.*
32. *Feinstein v. Finecare, Inc. - Defendant's Motion to Compel Plaintiff's Answers to Defendant's Supplemental Interrogatories (Seq. 49 D) - D. Dessen - M. O'Neill.*
33. *Finacchio v. Montgomery County Community College - Motion to Compel (Seq. 4 D) - C. Bradley - T. Grace.*
34. *Gaudenzia, Inc. v. Washington - Petition to Withdraw as Counsel (Seq. 12) - L. Ahumada - D. Parrish.*
35. *Giacobbe v. Hendricks-Brown - Additional Defendant Alessandro Giacobbe's Motion to Compel Defendants Aniecea Hendricks-Brown and Arthur Brown's Discovery Responses (Seq. 25 D) - L. Metzger - D. Dean.*
36. *Giacobbe v. Hendricks-Brown - Additional Defendant Alessandro Giacobbe's Motion to Compel Plaintiff's Discovery Responses (Seq. 26 D) - L. Metzger - D. Dean.*
37. *Goldstein v. Goldstein - Motion to Withdraw as Counsel (Seq. 111) - A. Machles - H. Casale - H. Goldstein.*
38. *Gordon v. Allegheny Valley School - Motion to Compel Defendants to Provide Full and Complete Answers to Interrogatories and Request for Production of Documents (Seq. 1) - D. Caputo - A. Schmidt.*
39. *Gradwell v. Gradwell - Petition to Withdraw as Counsel (Seq. 25) - D. Zabowski.*
40. *Grande at Riverview Condominium v. D. R. Horton, Inc. New Jersey - Plaintiff's Motion to Strike Objections, et. al. (Seq. 446 D) - R. Hoffman - S. Reidenbach.*
41. *Great Northern Insurance Company v. Bob Cermignano Air Conditioning - Motion to Compel Discovery (Seq. 9 D) - T. Harrity - J. O'Rourke.*
42. *Harris v. Wright - Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 10 D) - J. Lord - J. Gilman - S. Eckel.*
43. *Hibu, Inc. v. Casamento & Ratasiewicz, P.C. - Plaintiff's Motion for Admission Pro Hac Vice (Seq. 16) - M. Lessa - J. Ratasiewicz.*
44. *Horizon Property Management, LLC V. Upper Moreland-Hatboro Joint Sewer Authority - Motion to Compel Discovery Directed to Additional Defendant, Carnu, Inc. (Seq. 53 D) - M. Gold - M. Conroy.*
45. *Howe v. Mainland Golf Course Holding Company - Motion to Compel (Seq. 13 D) - M. Quinlan - M. Kvetan.*
46. *Hughes v. Bergeys, Inc. - Motion to Compel Discovery Requests (Seq. 14 D) - B. Swartz - T. Stoner.*
47. *Jackson v. Mercy Suburban Hospital - Motion for Default Judgment (Seq. 62) - F. Gerolamo.*
48. *Jammer v. Valley Forge Medical Center and Hospital - Defendant Bernard Sobel, M.D.'s Motion for Dismissal Upon Affidavit of Noninvolvement (Seq. 30) - A. Avrigian - J. Orsini-Ford - M. McGilvery.*

49. Jensen Industries, Inc. v. Ceramic Art Dental Studios, Inc. - Defendant's Petition to Open and/or Strike Plaintiff's Judgment (Seq. 18) - **J. Scheinfeld**.
50. Jones v. Conshohocken Construction, Inc. - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 13 D) - **M. John - G. Vokolos**.
51. Jones v. Smith - Motion to Compel Discovery Addressed to Tyler Smith and Virginia Smith (Seq. 7 D) - **P. Gibbons**.
52. Khabaz v. Afrasibipour - Petition to Withdraw as Counsel (Seq. 102) - **P. Bort - S. Bender**.
53. Ki v. Allstate Insurance Company - Plaintiff's Motion to Compel More Specific Answers to Discovery (Seq. 12 D) - **J. Solnick - M. Moore**.
54. Kidder v. Upper Dublin School District - Motion to Compel Discovery Directed to Plaintiff (Seq. 15 D) - **J. Zimmerman - J. Connor**.
55. Kurtz v. Yardumian - Motion to Compel Plaintiff to Produce an Expert Report (Seq. 72 D) - **L. Angeles**.
56. Lantonio v. Bridges - Motion to Compel Plaintiff's Interrogatories and Responses to Request for Production of Documents (Seq. 6 D) - **J. Peterson - L. Borelli**.
57. Lindsay v. Lukoil Company - Motion to Compel Discovery (Seq. 11 D) - **M. Guralnick - J. Searfoss**.
58. M&T Bank v. Ronca - Petition to Substitute Transferee as Plaintiff (Seq. 16) - **B. Lamanna**.
59. McKenna v. Sally - Motion to Compel (Seq. 4 D) - **D. Aaron**.
60. McNabb v. Coletta - Plaintiff's Motion to Compel Depositions of Defendants, Philip Y. Pearson, M.D. and Ronald J. Mattson, M.D. (Seq. 27 D) - **C. Giordano - G. Samms - K. Chanler**.
61. Messick v. Magnolia School of Ambler Corporation - Motion to Compel Laguda's Answers to Discovery (Seq. 58 D) - **J. Fishman - C. Sweeney**.
62. Messick v. Magnolia School of Ambler Corporation - Motion to Compel Plaintiff's Answers to Discovery (Seq. 57 D) - **J. Fishman - C. Sweeney**.
63. Miranda v. UGI Gas Service - Defendants' Motion to Compel Plaintiff Armando Miranda's Answers/Responses to Supplemental Interrogatories and Request for Production of Documents (Seq. 71 D) - **G. Durlofsky - J. Holko**.
64. Miranda v. UGI Gas Service - Defendants' Motion to Compel Plaintiff Carlos Miranda's Answers/Responses to Supplemental Interrogatories and Production of Documents (Seq. 72 D) - **G. Durlofsky - J. Holko**.
65. Murzyn v. Czewonka - Plaintiffs' Motion for a Court Order Authorizing the Release of Cell Phone Records (Seq. 48 D) - **B. Gross - J. Godin**.
66. Murzyn v. Czewonka - Plaintiff's Motion for a Court Order Authorizing the Release of Cell Phone Records (Seq. 49 D) - **B. Gross - J. Godin**.
67. Nath v. JC Melrose Country Club, Inc. - Motion to Compel Depositions (Seq. 83 D) - **J. Solnick - K. McNulty**.
68. National Collegeiate Student Loan Trust v. Ahmed - Motion to Dismiss (Seq. 5) - **M. Ratchford**.
69. Nationstar Mortgage, LLC v. Ferraioli - Motion to Strike Objection to Foreclosure (Seq. 4 D) - **A. Davis**.
70. Nationstar Mortgage, LLC v. Fulmer - Motion to Reassess Damages (Seq. 28) - **J. Lobb**.
71. Nelson v. Nelson - Petition to Withdraw as Counsel (Seq. 138) - **L. Brown**.
72. Oberholtzer v. Oberholtzer - Petition to Withdraw as Counsel (Seq. 30) - **L. Fox - D. Cheetham**.
73. O'Hanlan v. Pomerantz - Petition to Withdraw as Counsel (Seq. 30) - **N. Mittin - A. DeLuca**.
74. Oldcastle Precast, Inc. v. JMG Excavating, Inc. - Motion to Break and Enter (Seq. 4).
75. Olmedo v. Rodriguez - Petition to Withdraw as Counsel (Seq. 14) - **S. Cullen**.
76. O'Malley v. Tierney - Defendants' Motion to Compel Authorizations for Plymouth Meeting Family Medicine, et. al. And to Compel Records (Seq. 61 D) - **R. Gibson - L. Janiczek**.
77. Oxford Land Devel, Ltd. v. A & H, Inc. - Additional Defendant Building Products' Motion for Leave to File Motion for Summary Judgment (Seq. 68) - **J. Wallack - M. Yanoff - H. Sneath - D. Weisgold**.
78. Patel v. Abington Memorial Hospital - Motion to Strike Plaintiffs' Objections to Defendants Subpoenas (Seq. 49 D) - **J. Beasley - B. Post**.
79. PH Mortgage Corporation v. Lookofsky - Motion to Reassess Damages (Seq. 8) - **J. Kolesnik**.
80. R. Kaller & Sons v. Tanenbaum - Petition to Withdraw as Counsel (Seq. 31) - **R. Saldutti - L. Rogers**.
81. Renner v. Renner - Petition to Withdraw as Counsel - **B. Witmer**.
82. Rumick v. Sirianni - Motion to Compel Discovery (Seq. 16 D) - **A. Giosa - C. Horn - D. Dean**.
83. Salas v. Leyva - Petition to Withdraw as Counsel (Seq. 8) - **S. Cullen**.
84. Schwartz v. Lafayette Greene Condominium Association - Motion to Compel Deposition (Seq. 71 D) - **B. Vullings - H. Barrow**.
85. Scott v. Evans - Motion to Plaintiff's Answers to Written Discovery Requests (Seq. 8 D) - **R. Baccari - D. Brown**.
86. Segal v. Wagner - Petition to Withdraw as Counsel (Seq. 12) - **R. Nemeroff - J. Godin**.
87. Sentry Life Insurance Company v. Lapensohn - Petition for Counsel Fees (Seq. 43) - **R. Mancuso - F. Recchuiti**.
88. Sharma v. Weinstock - Motion to Compel Answers to Discovery (Seq. 8 D) - **L. Rosenfeld - J. Searfoss**.
89. Spiegel v. JMS Constructors, Inc. - Motion to Compel Answers to Discovery (Seq. 5 D) - **M. Sheinoff - H. Gillespie**.
90. Strehse v. Rubenstein - Defendant's Motion to Compel Plaintiff's IME (Seq. 5 D) - **K. Blake**.
91. Talley v. Burns - Motion to Compel Answers to Discovery (Seq. 8 D) - **B. Swartz - R. Bocchino**.
92. Transamerica Life Insurance Company v. Lapensohn - Petition for Counsel Fees (Seq. 28) - **R. Mancuso - F. Recchuiti**.
93. U.S. Foodservice, Inc. v. Kamaratos - Motion to Compel (Seq. 26 D) - **D. Blasker**.
94. Wells Fargo Bank, N.A. v. Miller - Motion to Reassess Damages (Seq. 14) - **M. Wooters - E. John**.
95. Williams v. Silks - Defendant Mark Silks' Motion to Compel Plaintiff's Answers to Interrogatories and Response to Request for Production of Documents (Seq. 17 D) - **A. Lopresti - J. Godin**.
96. Woodland v. Spillane - Motion to Compel Discovery Addressed to Defendant Timothy Spillane (Seq. 8 D) - **D. Sternberg - B. Pancio**.
97. Yellow Book Sales and Distribution Company, Inc. v. Gambino Electric, Inc. - Plaintiff's Motion to Compel Defendants Dennis Gambino and John Gambino to Appear for an Oral Deposition (Seq. 44 D) - **R. Amato - D. Volk**.