

## 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 February 25, 2015 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on March 25, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

04-24533

ALL THAT CERTAIN unit designated as No. 6 (the unit) being a unit in Haverford Crossing Condominium, a Condominium located in **Lower Merion Township**, County of Montgomery, PA, as designated in Declaration of Condominium dated 8/23/2000 and recorded 8/30/2000 in the Office of the Recording of Deeds in Montgomery County, PA, in Deed Book 5329, Page 1024, etc. and plans thereto recorded 8/30/2000 in Land Site Plan Book 5, Page 225, 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 same may be charged by any amendments that may be recorded from time to time.

TITLE TO SAID PREMISES IS VESTED IN James A. Froio and Karen J. Jensen as Joint Tenants With Right of Survivorship, not as Tenants in Common by Deed from Prudential Residential Services, Limited Partnership dated 07/25/2002 recorded 09/23/2002 in Deed Book 5425, Page 1409.

Parcel Number: 40-00-30720-06-5.

Location of property: 5 Booth Lane, #6, Haverford, PA 19041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James A. Froio and Karen F. Jensen a/k/a Karen J. Jensen** at the suit of HSBC Bank USA, National Association, as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset-Backed Certificates, Series 2002-HE1 Trust. Debt: \$801,190.58.

**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.

08-03522

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

BEGINNING on the East side of York Street at a corner of a lot now or late of Henry Bucher; thence by the same Eastwardly 150 feet to land now or late of Emma S. Erb; thence by the same Northwardly 20 feet; thence by lot now or late of Sallie Eagle Westwardly 150 feet to York Street road aforesaid; thence by the same Southwardly 20 feet to the place of beginning.

Parcel Number: 16-00-33700-00-7.

Location of property: 310 North York Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Sherryl L. Townsley** at the suit of Pottstown School District. Debt: \$3,485.16.

**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.

09-05666

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described in accordance with a Property Plan of Lots Nos. 95 and 96, portion of Grove Terrace, made by Earl Frick, Registered Professional Engineer, dated July 1, 1958, as follows, to wit:

BEGINNING at an iron pin on the Northwest side of Cedar Avenue (50 feet wide) at the distance of 331.91 feet Southwestwardly from the Westerly side line of Old York Road (53 feet wide); thence along the Northwest side of Cedar Avenue, South 77 degrees, 30 minutes West, 50 feet to a mark on a wall, which point is at the distance of 191.54 feet Northeastwardly from the Northeast side of Easton Road (58 feet wide); thence for a part of the distance through a party wall and along Lot No. 97, North 12 degrees, 30 minutes West, 150 feet to an iron pin; thence North 77 degrees, 30 minutes East, 50 feet to an iron pin, a corner of Lot No. 94; thence along Lot No. 94, South 12 degrees, 30 minutes East, 150 feet to the first mentioned point and place of beginning.

Parcel Number: 59-00-02617-00-6.

Location of property: 206 Cedar Avenue, Willow Grove, PA 19090.

The improvements thereon are: Commercial garage property.  
Seized and taken in execution as the property of **Mark Raczak** at the suit of School District of Upper Moreland Township.  
Debt: \$4,366.61.

**James R. Wood**, Attorney.

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

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

09-07709

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made by Mesko Engineering Associates, Exton, Pennsylvania, dated June 11, 2002, last revised June 17, 2002, as follows, to wit:

BEGINNING at a point in the middle of Montgomery School Lane (fifty feet wide), which said point is at the distance of five hundred fifty-seven and eighty one-hundredths feet measured Northeastwardly along the middle of Montgomery School Lane from its intersection with middle of McClenaghan's Mill Road; thence leaving Montgomery School Lane by the West half of Lot No. 17 North eighteen degrees, ten minutes West, two hundred five feet to a point; thence North seventy-one degrees, fifty minutes, East, one hundred fifty feet to a stone; thence South eighteen degrees, ten minutes, East, two hundred five feet to a point in the middle of Montgomery School Lane; thence along the middle of same South seventy-one degrees, fifty minutes West, one hundred fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John L. McClain and Mitchell J. Prince, as Joint Tenants With a Right of Survivorship, by Deed from Michael V. Power and Theresa C. Power, dated 05/08/2013, recorded 05/16/2013 in Book 5873, Page 1437.

Parcel Number: 40-00-40592-00-3.

Location of property: 624 Montgomery School Lane, Wynnewood, PA 19096-1029.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John McClain a/k/a John L. McClain and Mitchell Prince a/k/a Mitchell J. Prince a/k/a Mitchell L. Prince** at the suit of U.S. Bank National Association, as Trustee for Sarm 2006-4. Debt: \$1,031,639.72.

**Paul Cressman**, Attorney. I.D. #318079

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

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

09-17003

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Ritter Associates, Inc., by Urwiler and Walter, Inc. dated 6/20/1988, with revisions through 9/26/1989, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 208, last revised 10/26/1990, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Durham Court (50.00 feet wide), a corner of this lot and Lot No. 83, as shown on said plan, which point is measured the 3 following courses and distances from a point of curve marked by a monument on the Southwesterly side of Pine Hurst Drive (50.00 feet wide) as shown on said plan: (1) leaving Pine Hurst Drive on the arc of a curve, curving to the left in a Northwesterly to Southwestwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent, marked by a monument, on the Southeasterly side of Durham Court; (2) South 44 degrees, 05 minutes, 55 seconds West along the Southeasterly side of Durham Court 81.42 feet to a point of curve, marked by a monument; and (3) continuing along the Southeasterly side of Durham Court, on the arc of a circle curving to the right in a Southwestwardly direction, having a radius of 175.00 feet, the arc distance of 134.80 feet to the point of beginning; thence extending from said point of beginning, South 01 degrees, 45 minutes, 58 seconds East along line of Lot No. 83, aforesaid, 155.00 feet to a point a corner of Lot No. 91, as shown on said plan; thence extending South 69 degrees, 34 minutes, 01 seconds West along line of Lot No. 91, 101.40 feet to a point a corner in line of Lot No. 92, as shown on said plan; thence extending North 46 degrees, 16 minutes, 01 seconds West along line of Lot No. 92, 52.52 feet to a point a corner of Lot No. 81, as shown on said plan; thence extending North 20 degrees, 28 minutes, 17 seconds East along line of Lot No. 81, 176.11 feet to a point a corner on the Southwesterly side of Durham Court; thence extending along the Southwesterly, Southerly and Southeasterly sides of Durham Court, on the arc of a circle curving to the left in a Southeastwardly to Northeastwardly direction, having a radius of 175.00 feet, the arc distance of 67.92 feet to a point a corner of Lot No. 83, aforesaid, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William E. Gordon and Mia L. DeCicco, by Deed from Bryan K. Geesey, dated June 28, 2006, recorded August 1, 2006, in Deed Book 5810, Page 1225.

Parcel Number: 42-00-01260-58-8.

Location of property: 7 Durham Court, Pottstown, PA 19464-7210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Gordon and Mia L. DeCicco** at the suit of U.S. Bank National Association, Not in its Individual Capacity, but Solely as Legal Title Trustee for LVS Title Trust 1. Debt: \$344,977.48.

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

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

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

09-27951

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania known as Lot No. 22 on a Plan of Willow Grove Highlands for Moreland Development Company by George B. Mebus, Registered Engineer of Glenside, PA, bearing date the 18th day of August A.D., 1942 bounded and described, as follows, to wit:

SITUATE on the Southwesterly side of Evans Avenue (40 feet wide) at the distance of 400 feet Southeastwardly side of Silver Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Evans Avenue 50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Evans Avenue 121.02 feet.

BEING the same premises which Michael M. Hallowell and Lisa Hallowell in Deed dated 06/30/1998 and recorded 07/22/1998 in Book 52347 on Page 190 then granted and conveyed to Richard P. Shanahan, in fee.

Parcel Number: 59-00-06391-00-3.

Location of property: 416 Evans Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard P. Shanahan** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2005-WL3. Debt: \$328,459.40.

**Jennifer Lynn 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.

09-31888

ALL THAT CERTAIN lot or piece of ground, with the building erected thereon situate on the Southwesterly side of Butler Avenue in **Pottstown Borough**, County of Montgomery and State of Pennsylvania being Lot No. 3 on a plan of lots laid out for Hillside Homes, Inc. by David Meixner, Registered Professional Engineer on plan dated June 23, 1967 and more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Butler Avenue a corner of Lot No. 4 on the above mentioned plan; thence extending along Lot No. 4 South 42 degrees, 48 minutes West, crossing through the center line of the party wall of this dwelling and the dwelling adjoining, 121.17 feet to a point a corner; thence extending South 47 degrees, 45 minutes East, 30.25 feet to a point a corner of Lot No. 2; thence extending along same North 42 degrees, 48 minutes East, 120.88 feet to a point on the Southwesterly side of Butler Avenue; thence extending along said Butler Avenue North 47 degrees, 12 minutes West, 30.25 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-02652-00-5.

Location of property: 516 Butler Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph L. Carroll** at the suit of Pottstown School District. Debt: \$4,248.13.

**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.

09-33209

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

BEGINNING at a spike in the middle line of Rose Lane (forty feet wide) at the distance of twenty-three feet measured North fifty-three degrees, thirty-five minutes East along said middle line of Rose Lane from a corner of land now or late of T. DeWitt Cuyler; thence extending North fifty-three degrees, thirty-five minutes East, along the said middle line of Rose Lane one hundred thirty-two and sixty-four one-hundredths feet to a stone; thence extending in a Northerly direction still along the said middle line of Rose Lane, on the arc of a circle curving to the left with a radius of seventy-six and fifty-two one-hundredths feet, the arc distance of thirty-six and five one-hundredths feet to a spike, the chord of which arc bears North thirty-nine degrees, fifty-nine minutes East, thirty-five and seventy-three one-hundredths feet; thence extending North twenty-six degrees, twenty-nine minutes East, seventy-five and seventy-three one-hundredths feet to a spike; thence extending South sixty-one degrees, forty-seven minutes East, along the middle line of a road forty feet in width extending Southeastwardly to Rose Lane along the other land of Charles J. McIlvain, Jr. two hundred seven and fifty-five one-hundredths feet to a point; thence extending South forty-two degrees, fifty-six minutes East still along said middle line of said forty feet wide road, eight and seventy-eight one-hundredths feet to a spike; thence extending South thirty-seven degrees, sixteen minutes West, still along the land of Charles McIlvain, Jr., two hundred ninety-three and four one-hundredths feet to a point; thence extending North fifty-six degrees, fifty-nine minutes West along the middle line of a private road, fifteen feet wide, fifty-three feet to a point; thence extending North forty-four degrees, five minutes West, still along the said middle line of said private road fifteen feet wide, one hundred eighty-seven and seven-tenths feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid Rose Lane and private road bounding said premises, as and for passageway at all times hereafter, forever in common with owners, tenants, occupiers of other lots of ground bounding thereon and entitled to the use thereof.

BEING the same premises which Jay J. Greenberg and Patricia F. Greenberg, husband and wife by Deed dated 7/30/1998 and recorded 10/1/1998 in Montgomery County in Deed Book 5242, Page 1427 granted and conveyed unto Thomas M. Anastasi.

Parcel Number: 40-00-48280-00-1.

Location of property: 335 Rose Lane, Haverford, PA 19041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas M. Anastasi** 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: \$3,190,882.56.

**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.

09-36320

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan of Provincetown Subdivision made by David Meixner, Civil Engineer and Surveyor Collegeville, Pennsylvania, dated October 1, 1966 and last revised May 29, 1968, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Linnet Road (50 feet wide) measured the four following courses and distance from a point at the Southwesterly side of Jode Road (50 feet wide): (1) on the arc of a circle in a Northeasterly and Southeasterly direction curving to the right having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent; (2) South 88 degrees, 28 minutes East, 35 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 56.77 feet to a point of tangent; (4) South 69 degrees, 54 minutes, 40 seconds East, 342.80 feet to a point; thence from said point of beginning along the Southwesterly side of Linnet Road, South 69 degrees, 54 minutes, 40 seconds East, 103.00 feet to a point a corner of Lot #36; thence extending along Lot #36, South 20 degrees, 05 minutes, 20 seconds West, 174.20 feet to a point in line of lands now or late of Apple Valley Section III; thence extending along said lands North 69 degrees, 54 minutes, 40 seconds West, 103.33 feet to a point a corner of Lot #34; thence extending along Lot #34, North 20 degrees, 05 minutes, 20 seconds East, 174.20 feet to a point at the Southwesterly side of Linnet Road the first mentioned point and place of beginning.

BEING Lot No. 35 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Dawn Dunham and Richard Dunham, III, husband and wife, by Deed from James A. Walker and Christina A. Walker, husband and wife, dated September 15, 2000 and recorded September 29, 2000 in Deed Book 333, Page 1479 Instrument #019291.

Parcel Number: 43-00-07579-00-1.

Location of property: 612 Linnet Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dawn Dunham and Richard Dunham, III** at the suit of Bank of America, N.A. Debt: \$314,763.28.

**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.

09-44770

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan showing property of John B. and Ruth J. Trumbauer, made by George F. Klock, Jr., Registered Surveyor, Somerville, New Jersey, dated August 6, 1960 and revised August 13, 1960, as follows, to wit:

BEGINNING at a spike at the intersection of the center line of Swinging Bridge Road (33 feet wide) with the center line of Hill Road (33 feet wide); thence extending along said center line of Hill Road, North forty-eight degrees, West 242.27 feet to a spike in line of land of West Brothers; thence extending along the same, North 25 degrees, 20 minutes East, 187.81 feet to an iron pipe in line of other lands of John B. and Ruth J. Trumbauer; thence extending along the same and passing over an iron pipe at the distance of 12.9 feet from the end of this course South 48 degrees, East 291.12 feet to a point in said center line of Swinging Bridge Road; thence extending along the same South 40 degrees, 24 minutes West, 180 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Theodore Demetriou and Marie E. Demetriou, his wife, by Deed from Ronald P. Asplen, Executor of the Estate of Ralph P. Asplen, a/k/a Ralph P. Asplen, Jr., Deceased, dated 07/26/2005, recorded 08/03/2005 in Book 5564, Page 2844.

Parcel Number: 47-00-02192-00-2.

Location of property: 2397 Hill Road, Perkiomenville, PA 18074-9666.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theodore Demetriou and Marie E. Demetriou** at the suit of U.S. Bank National Association, as Trustee for the Banc of America Funding 2007-6 Trust. Debt: \$172,583.19.

**Paul Cressman**, Attorney. I.D. #318079

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

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

10-02162  
PREMISES "A"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made by Sydney B. Barnes, Registered Engineer on November 5, 1953, as follows, viz:

BEGINNING at a point on the center line of Warminster Road at the distance of 1237.75 feet Northeastwardly from the center line of York Road; thence extending along the center line of Warminster Road North 68 degrees, 12 minutes, 48 seconds East, a distance of 92.38 feet to a point; thence extending South 50 degrees, 52 minutes, 12 seconds East, a distance of 240.61 feet to a point; thence extending South 39 degrees, 07 minutes, 48 seconds West, a distance of 120 feet to a point; thence extending North 50 degrees, 52 minutes, 12 seconds West, a distance of 36.22 feet to a point; thence extending North 34 degrees, 50 minutes, 14 seconds West, a distance of 94.07 feet to a point; thence extending North 46 degrees, 05 minutes, 16 seconds West, a distance of 159.43 feet to a point on the center line of Warminster Road the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Barnes & McLaughlin, Civil Engineers dated May 19, 1955:

BEGINNING at a point on the title line in the bed of Warminster Road at the distance of 1330.129 feet measured along said title line through the bed of Warminster Road from York Road; thence from said beginning point and extending along the title line through the bed of Warminster Road the next 2 following courses and distances: (1) North 68 degrees, 12 minutes, 48 seconds East, 26.79 feet to a point, an angle; (2) North 55 degrees, 45 minutes, 48 seconds East, 529.38 feet to a point, a corner of Lot No. 5; thence extending South 41 degrees, 58 minutes, 12 seconds East, crossing the Southeasterly side of Warminster Road and extending along line of Lot No. 5 on said plan 273.00 feet to a point; thence extending South 23 degrees, 24 minutes, 40 seconds West, 157.80 feet to a point, a corner of Lot No. 3; thence extending along the said Lot No. 3 North 50 degrees 52 minutes 12 seconds West 100.03 feet to a point; thence extending North 39 degrees 07 minutes 48 seconds East 120.00 feet to a point; thence extending North 50 degrees 52 minutes 12 seconds West recrossing the Southeasterly side of Warminster Road 240.71 feet to a point in the title line in the bed of said Warminster Road the first mentioned point and place of beginning.

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

EXCEPTING AND RESERVING thereout and therefrom:

ALL THAT CERTAIN lot of piece of ground, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a survey and plan thereof made February 21, 1957 and last revised November 11, 1960 by Russell S. Lyman, Registered Engineer and Surveyor of Huntingdon Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Warminster Road (45 feet wide, formerly, 33.00 feet wide, widened 8.50 feet on the Southeasterly side and 3.50 feet on the Northwesterly side), said point being 1379.577 feet Northeastly from a point formed by the intersection of the center line of aforesaid Warminster Road; thence from the first mentioned point and place of beginning and extending along the center line of said Warminster Road North 55 degrees, 45 minutes, 48 seconds East, 30.28 feet to a point; thence crossing over the Southeasterly side of said Warminster Road South 41 degrees, 58 minutes, 12 seconds East, 273.00 feet to a point in the Northwesterly line of land now or late of John Jensen; thence along same South 23 degrees, 24 minutes, 40 seconds West, 33.00 feet to a point; thence a new line cutting through the land now or late of John J. Quigg of which this was a part North 41 degrees, 58 minutes, 12 seconds West, 290.83 feet, recrossing the Southeasterly side of aforesaid Warminster Road to a point in the center line thereof the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bonnie Lynn MacDonald by Deed from Bonnie Lynn Geddes MacDonald and John R. MacDonald, dated October 31, 2003 and recorded November 25, 2003 in Deed Book 05488, Page 0604.

Parcel Numbers: 59-00-17920-00-3 and 59-00-17923-00-9.

Location of property: 529-531 South Warminster Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bonnie Lynn MacDonald** at the suit of U.S. Bank National Association, as Trustee, for the Benefit of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$657,271.00.

**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.

10-03469

ALL THAT CERTAIN piece or parcel of land, with the message thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Herbert H. Metz, C.E. on 3/8/1920, as follows, to wit:

BEGINNING at an iron pin in the Southeasterly side line of Chestnut Street (forty-eight feet wide) a corner of this and land now or late of Early L. Gilbert and John M. Krupp, distant sixty-seven and six-tenths feet Northeastwardly from the Northeastly side line of a twenty feet wide alley; thence along said side line of said Chestnut Street North forty-five degrees, five minutes East, twenty-two feet to an iron pin, a corner of this and land now or late of

Early L. Gilbert and John M. Krupp; thence along the same South forty-four degrees, sixteen minutes East, one hundred fifty-one and one-tenth feet to an iron pin in the Northwesterly side line of a twenty feet wide alley; thence along the same South forty-five degrees, five minutes West, twenty-two feet to an iron pin, a corner of this and land now or late of Early L. Gilbert and John M. Krupp; thence along the same, and passing through the middle of the party wall dividing this and land now or late of Early L. Gilbert and John M. Krupp, North forty-four degrees, sixteen minutes West, one hundred fifty-one and one-tenth feet to the place of beginning.

BEING the same premises which Ethel Bernice Greismer, by Indenture dated August 2002 and recorded on September 13, 2002 in the Office for the Recorder of Deeds, in and for the County of Montgomery in Deed Book No. 5424, Page 0209, granted and conveyed unto Gregory Panera and Linda Panera, husband and wife, in fee.

Parcel Number: 11-00-01832-00-2.

Location of property: 421 North Chestnut Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gregory Panera and Linda Panera** 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: \$179,228.69.

**Michael McKeever**, Attorney. I.D. #56129

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

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

10-03869

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey made thereof by C. Raymond Weir, Registered Surveyor, Ambler, Pennsylvania, dated May 14, 1931, as follows, to wit:

BEGINNING at a point in the middle of Lindenwold Terrace at a distance of seven hundred sixty-six and seventy-seven one-hundredths feet Southeasterly from the Easterly side of Bethlehem Pike (60 feet wide); thence across one-half of the bed of Lindenwold Terrace by Lot Number 6, being land of J. B. Eckfeld, North three degrees, twenty-three minutes, thirty seconds East, two hundred fifty feet to a point, a corner of land of E. R. Stevens; thence by land of E. R. Stevens, et al., South eighty-six degrees, thirty-six minutes, thirty seconds East, one hundred twelve and five-tenths feet to a point; thence by Lot Number 8, being land now or late of Royal Mattison, South three degrees, twenty-three minutes, thirty seconds West, two hundred fifty-feet to the middle of Lindenwold Terrace; thence by line drawn through the middle of Lindenwold Terrace North eighty-six degrees, thirty-six minutes, thirty seconds West, one hundred twelve and five-tenths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David J. Brouse by Deed from David J. Brouse and Lisa Lewis Brouse, recorded 02/22/2010 in Montgomery County Deed Book 5759, Page 00745.

Parcel Number: 54-00-10738-00-8.

Location of property: 7 Lindenwold Terrace, Ambler, PA 19002-4912.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David J. Brouse and Lisa Lewis Brouse** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Successor-in-Interest to JP Morgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2005-4. Debt: \$719,614.27.

**Paul Cressman**, Attorney. I.D. #318079

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

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

10-08476

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

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

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

Mortgagor Ronald Saylor died on February 6, 2014, as the mortgage was owned by Ronald Saylor and Jessica Saylor as Tenants in Common. Upon Ronald Saylor's death, title automatically vested in his surviving heirs at law Vanessa Saylor, Trey Saylor and Ronald C. Saylor.

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Saylor, Deceased and Jessica K. Saylor a/k/a Jessica Kerry Saldutti and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Saylor, Deceased, and Trey Saylor, in his Capacity as Heir of Ronald Saylor, Deceased and Ronald C. Saylor, in his Capacity as Heir of Ronald Saylor, Deceased** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but as Trustee of ARLP Trust 3. Debt: \$296,655.90

**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.

10-08487

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, Montgomery County, Pennsylvania, and described according to a plan of portion of property of Carl H. Faust made by Donald H. Schurr, Professional Engineer, dated July 27, 1959 and last revised October 26, 1959, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oak Terrace (50 feet wide) (intended to be dedicated) said point being the two following courses and distances from a point of curve on the Northeasterly side of Shady Lane (50 feet wide): (1) leaving Shady Lane on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 27.97 feet to a point of tangent on the Northwesterly side of Oak Terrace; and (2) North 46 degrees, 58 minutes East along the Northwesterly side of Oak Terrace 738.44 feet to the point of beginning; thence extending from said point of beginning North 43 degrees, 02 minutes West, 314.73 feet to a point; thence extending North 37 degrees, 05 minutes, 45 seconds East crossing the Southwesterly side of a certain 20 feet wide drainage easement 281.85 feet to a point on the Northeasterly side of said easement; thence extending South 24 degrees, 07 minutes, 15 seconds East along the Northeasterly side of the aforesaid drainage easement 383.73 feet to a point on the Northwesterly side of Oak Terrace (50 feet wide); thence extending South 46 degrees, 58 minutes West along the Northwesterly side of Oak Terrace through the bed of the aforesaid easement 18.12 feet to a point of curve in Oak Terrace in the bed of said easement; thence extending Southwestwardly along the Northwesterly side of Oak Terrace (of irregular width) the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50 feet recrossing the Southwesterly side of the aforesaid drainage easement the arc distance of 88.50 feet to a point of reverse curve on the same; and (2) on the arc if a circle curving to the right having a radius of 50 feet the arc distance of 36.13 feet to a point of tangent on the Northwesterly side of Oak Terrace (50 feet wide); thence extending South 46 degrees, 58 minutes West along the Northwesterly side of Oak Terrace (50 feet wide) 25.57 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Eleanor W. Stein by Deed dated 5/28/1999 and recorded 6/8/1999 in Montgomery County in Deed Book 5274, Page 1979 granted and conveyed unto Kristin T. Finocchiaro.

Parcel Number: 67-00-02701-00-4.

Location of property: 2245 Oak Terrace, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kristin T. Finocchiaro** at the suit of Capital One, N.A. Debt: \$230,263.83.

**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.

10-09689

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey or plan by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point on the northwest side of Springview Road (as proposed to be widened to 50 feet) at the distance of 112.58 feet measured North 46 degrees, 35 minutes East from the point of intersection of the said side of Springview Road with the Northeast side of Montgomery Avenue (50 feet wide); thence extending from said point of beginning North 43 degrees, 25 minutes West along line of Lot No. 1 on said plan, 136.83 feet to a point a corner of Lot No. 3 on said plan; thence extending along the same North 33 degrees, 53 minutes East, 105.32 feet to a point in line of lands now or late of W.E. Jones; thence extending along the same and lands now or late of E. Boyer, Jr., South 42 degrees, 26 minutes East, 160 feet to a point on the Northwest side of Springview Road; and thence extending along the same South 46 degrees, 35 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

CONTAINING 15,028 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN William Barbish by Deed from Anthony D. Ciarlo and Shirley M. Ciarlo dated November 29, 2006 and recorded December 11, 2006 in Deed Book 5627, Page 878.

Parcel Number: 33-00-08086-00-8.

Location of property: 2305 Springview Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Barbish** at the suit of HSBC Bank USA, N.A. Debt: \$262,370.41.

**Christine L. Graham**, Attorney.

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

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

10-16291

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a revised Plan of Whitemarsh Village Section No. 2 made and on the 7th day of August, 1950 by Franklin and Lindsey, Registered Engineers and recorded at Norristown in the Office for the Recording of Deeds in Deed Book No. 2095, Page 601, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Patton Road (50 feet wide) measured the six following courses and distances from a point of curve on the Southwesterly side of Cheltenham Avenue (46.5 feet wide): (1) on the arc of a circle curving to the right having a radius of 40 feet the arc distance of 62.83 feet to a point of compound curve; (2) still along the said side of Patton Road on the arc of a circle curving to the right having a radius of 325.29 feet the arc distance of 306.72 feet to a point of tangent; (3) South 81 degrees, 6 minutes West, 681.59 feet to a point, an angle; (4) South 84 degrees, 53 minutes, 12 seconds West, 751.72 feet to a point of curve; (5) on the arc of a circle curving to the left having a radius of 1525 feet the arc distance of 197.88 feet to a point; (6) South 77 degrees, 27 minutes, 7 seconds West, 19.67 feet to the point and place of beginning; thence extending from the said beginning point along the said side of Patton Road, South 77 degrees, 27 minutes, 7 seconds West, 85 feet to a point; thence extending North 12 degrees, 32 minutes, 53 seconds West, 170 feet to a point; thence extending North 77 degrees, 27 minutes, 7 seconds East, 85 feet to a point; thence extending South 12 degrees, 32 minutes, 53 seconds East, 170 feet to a point on the Northwesterly side of Patton Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sae Young Chung and Ok Seon Chung, by Deed from Cheryl B. Latif and Mohammed Latif, dated 01/07/2004, recorded 02/26/2004 in Book 5497, Page 1586.

Parcel Number: 52-00-13744-00-1.

Location of property: 8629 Patton Road, Wyndmoor, PA 19038-7543.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sae Young Chung and Ok Soon Chung, a/k/a Ok Seon Chung** at the suit of BAC Home Loans Servicing, L.P. Debt: \$173,183.16.

**Paul Cressman**, Attorney. I.D. #318079

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

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

10-25155

ALL THAT CERTAIN lot or piece of ground, situate in 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 Schurr and Brattan, R.L.S. on August 7, 1950 and recorded at Norristown in Deed Book No. 2169, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Old Arch Road (41 1/2 feet wide) at the distance of 734.97 feet Southwestwardly from a point of curve formed by the intersection of the Southeasterly side of Old Arch Road and the Southwesterly side of Germantown Pike (60 feet wide); thence extending along Old Arch Road South 37°, 55', 10" West, 75 feet to a point; thence extending on a line, South 52°, 04', 50" East, 150 feet to a point; thence extending on a line North 37°, 55', 10" East, 75 feet to a point; thence extending on a line North 52°, 04', 50" West, 88 feet to a point and thence continuing along said line through the center of a 9 feet wide driveway 62 feet to the place of beginning.

BEING known as Lot No. 601 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 Northeast.

BEING the same premises which Scott Cavanaugh and Brigitte Cavanaugh by Deed dated August 15, 2008 and recorded August 28, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5705, Page 1622, as Instrument Number 2008088340, granted and conveyed unto Heather A. Brash, Margaret J. Schultz and Francis D. Schultz, Sr., in fee.

Parcel Number: 49-00-00142-00-7.

Location of property: 22 Arch Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Heather A. Brash, Margaret J. Schultz and Francis D. Schultz, Sr.** at the suit of HSBC Bank USA, N.A. Debt: \$207,364.81.

**William E. Miller**, Attorney.

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

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

10-32205

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

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

BEING known as Block 34, Unit 19.

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**Lisa Lee**, Attorney. I.D. #78020

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

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

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11-12880

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

BEGINNING at the North line of Chestnut Street, a corner of land now or late of Reuben Geist; thence by the same Northwardly one hundred forty feet to a twenty feet wide alley; thence by the same Westwardly twenty-three feet, six inches to a corner of land now or late of Reuben Geist; thence by the same Southwardly one hundred forty feet to Chestnut Street aforesaid; thence Eastwardly twenty-three feet, six inches to the place of beginning.

Parcel Number: 16-00-06340-00-7.

Location of property: 541 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Annette Atkins** at the suit of Pottstown School District. Debt: \$3,693.34.

**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.

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11-16011

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

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

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

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

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

Location of property: 7620 Oak Lane Road, Cheltenham, PA 19012-1035.

The improvements thereon are: Residential dwelling.

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

**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.

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11-17004

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

DESCRIBED pursuant to a Subdivision Record Plan for Golfview Estates II, recorded in Montgomery County on 5/3/2006 in Plan Book P-26, Page 454.

BEING Lot #14.

Parcel Number: 54-00-07315-12-7.

Location of property: 332 Logan Avenue, Glenside, PA 19038.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Lynette L. DeShields** at the suit of School District of Upper Dublin.  
Debt: \$4,722.89.

**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.

11-24067

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, PA bounded and described according to Subdivision Plan I of Chestnut Grove made by Nave Newell, Engineers, Surveyors and Landscape Architects dated 8/21/1996 and last revised 10/25/2002 and recorded in Plan Book A-61, Page 65, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fallbrook Lane (50.00 feet wide) said point of beginning being a point a corner of lot as shown on above plan; thence from said point of beginning and along said lot North 07 degrees, 02 minutes, 05 seconds East, 123.13 feet to a point a corner of lands now or late of Frederick and Marie Prout; thence along said lands North 83 degrees, 51 minutes, 04 seconds East, 74.47 feet to a point; thence from said point South 53 degrees, 23 minutes, 56 seconds East, 25.10 feet to a point a corner of Lot 4 as shown on above plan; thence along said lot South 17 degrees, 39 minutes, 45 seconds East, 136.50 feet to a point of curve on the Northeasterly side of Fallbrook Lane; thence along same on an arc of a circle curving to the left having a radius of 375.00 feet and the arc distance of 69.56 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 11,088 square feet.

BEING Lot 3 as shown on above plan

Parcel Number: 60-00-00387-02-1.

Location of property: 1004 Fallbrook Lane, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ahron Winston and Latrina Winston** at the suit of Township of Upper Pottsgrove. Debt: \$4,084.91.

**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.

11-27103

ALL THAT CERTAIN unit designated as Unit 6-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, and any and all supplements thereto including, but not limited to the latest supplement dated 12/1/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

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

BEING the same premises, which Christopher J. Kluj, by Deed dated, 3/2/2007 and recorded on 3/12/2007, in and for the Montgomery County Recorder of Deeds Office, Commonwealth of Pennsylvania in Deed Book 5638, Page 1900, granted and conveyed unto Steven Ronca, Jr., in fee.

Parcel Number: 63-00-09091-11-6.

Location of property: 111 Wendover Drive, Unit 6-B, Norristown, PA 19403.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Steven Ronca, Jr.** at the suit of Flat Rock Mortgage Investment Trust.  
Debt: \$163,604.56.

**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.

11-32337

ALL THAT CERTAIN three story brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the South side of High Street between Eden and Montgomery Streets, known as 866 High Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of High Street, a corner of this and Lot No. 51 now or late of the Estate of George Hyde; thence by the same Southwardly 150 feet to Lot No. 54, thence by the same Westwardly 30 feet to Lot No. 55 now or late of John Scheetz; thence by the same Northwardly 150 feet to High Street aforesaid; thence by the same Eastwardly 30 feet to the place of beginning.

Parcel Number: 16-00-14300-00-3.

Location of property: 866 High Street, Pottstown, PA 19464.

The improvements thereon are: Commercial multi-use property.

Seized and taken in execution as the property of **Patricia B. Bagby** at the suit of Pottstown School District. Debt: \$5,295.93.

**James R. Wood**, Attorney.

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

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

12-01957

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**Carol A. DiPrinzio**, Attorney.

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

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

12-10793

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a final plan of subdivision of lots made for Joseph Darangelo by John E. Barkhardt and Associates, Registered Surveyor's Lansdale, Pennsylvania dated 3/14/59 and revised 6/8/59, as follows, to wit:

BEGINNING at a point on the Southeast side of Tremont Avenue as widened to 75 feet by the addition of 15 feet to the Southeast side of its original width of 60 feet at the distance of 254.58 feet Northeastwardly from the intersection of said side of Tremont Avenue with the Northeast side of Fornace Street (66 feet wide) both lines produced; thence along the Southeast side of Tremont Avenue North 41 degrees, 21 minutes, 40 seconds East, 26.49 feet to a corner of Lot 10; thence along the same the 2 following courses and distances: (1) South 48 degrees, 38 minutes, 20 seconds East, 113.61 feet to a point; (2) North 41 degrees, 47 minutes, 30 seconds East, 72 feet to a corner of Lot 14; thence along the same South 48 degrees, 12 minutes, 30 seconds East, 3.62 feet to an iron pin; thence along land now or late of Jasper DiSanto, South 41 degrees, 47 minutes, 30 seconds West, 27.21 feet to a corner of Lot 8; thence along Lot 8, North 48 degrees, 38 minutes, 20 seconds West, the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, 117.02 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Yvette Williams, by Deed from Charles F. Hobson and Doris A. Hobson, h/w, dated 09/30/1997, recorded 10/02/1997 in Book 5201, Page 1785.

Parcel Number: 13-00-36848-00-3.

Location of property: 1410 Tremont Avenue, Norristown, PA 19401-3544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yvette Williams** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services Corporation. Debt: \$130,260.79.

**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.

12-11605

ALL THAT CERTAIN lot or piece of land with the new dwelling thereon erected, situate in the Third Ward of **Ambler Borough**, County of Montgomery, and State of Pennsylvania, being Lot Number Ten (10) and a portion of Lot Number Eleven (11) on Plan of Lots made for Leonard H. Davis by Metz & Gillin, C.E. on May 20, 1917 and described according to a re-survey made May 19, 1921 by Metz & Weir C.E., as follows, to wit:

BEGINNING at an iron pin on the South side of Mattison Avenue, (fifty feet in width) in line of land now or late of Franklin C. Weber, at the distance of one hundred thirty-five feet Southeastwardly from the Southeast side of Park Avenue, (fifty feet in width); thence along, the same South eighty-degrees, forty-five minutes East, sixty feet to an iron pin set in the side of Mattison Avenue, being ten feet East of the Easterly side line of Lot No. 10; thence by other land of Cora J. Radcliffe the next three courses and distance, to wit; South nine degrees, fifteen minutes West, one hundred and nineteen feet to a pin; thence North eighty degrees, forty-five minutes West, five feet to a pin; thence South nine degrees, fifteen minutes West, thirty-one feet to a pin set on the Northerly side of a proposed sixteen foot wide alley laid out for the use of this property and the remaining property of Cora J. Radcliffe; thence along said side of said alley North eighty degrees, forty-five minutes West, fifty-five feet to a pin in line of land, now or late of Franklin C. Weber; thence along said land North nine degrees, fifteen minutes East, one hundred and fifty feet to the place of beginning.

Parcel Number: 01-00-03088-00-7.

Location of property: 308 Mattison Avenue, Ambler, PA 19002.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth S. Desilva** at the suit of Wissahickon School District. Debt: \$3,196.12.

**James R. Wood**, Attorney.

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

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

12-12496

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Walnut Street, between Adams and Grant Streets, and being known as No. 649 Walnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Walnut Street, a corner of Lot No. 85 in the William Mintzer Plan of Lots; thence along Lot 85 North a distance of one hundred thirty-five feet (previously described in error as one hundred eighty-five feet) to the South side of a twenty feet wide alley; thence along said alley Eastwardly a distance of thirty feet to Lot No. 87 in said plan; thence along said Lot 87 Southwardly one hundred thirty-five feet to the North side of Walnut Street; thence along said Walnut Street Westwardly thirty feet to the point or place of beginning.

BEING known as Lot No. 86.

Parcel Number: 16-00-30924-00-2.

Location of property: 649 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joan M. Henry** at the suit of Borough of Pottstown. Debt: \$1,691.50.

**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.

12-13779

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

BEGINNING at the point of intersection of the Southeasterly side of Willow Street with the Northeasterly side of Elm Street; thence extending along the Southeasterly side of Willow Street, Northeasterly 60.1 feet to a point in line of land now or late of Kate Jacoby; thence extending along said land, Southeasterly 100.0 feet to a point on the Northwesterly side of Ross Alley; thence extending along said side of Ross Alley, Southwesterly 19.7 feet to a point on the Northeasterly side of Elm Street aforesaid; thence extending along said side of said Elm Street, Northwesterly 107.9 feet to the place of beginning.

Parcel Number: 13-00-38456-00-6.

Location of property: 1002 Willow Street, Norristown, PA 19401.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Bamidele A. Babatunde** at the suit of Norristown Municipal Waste Authority. Debt: \$10,373.39.

**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.

12-14068

ALL THAT CERTAIN lot or piece of ground, with the messuage thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 44 in a plan or draft of 65 town lots laid out in said Borough, bounded and described, as follows, to wit:

BEGINNING at a stake a corner on the Northeast side of Fourth Street at the distance of 284.00 feet Southeastward from the Southeast side of Broad Street, having a front on said Fourth Street of 47.00 feet and extending in length or depth of that width Northeastward, 158 feet, 3 inches to an alley 20 feet wide.

BOUNDED on the Southwest by said Fourth Street, Southeast by Lot No. 46, Northeast by said alley (20 feet wide) and Northwest by Lot No. 42.

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

TITLE TO SAID PREMISES IS VESTED IN Tammy Ferraro and Steven Salemno by Deed from Stephen Becker and Gail Becker, husband and wife, Henry D. Becker and John J. Becker, dated March 23, 2006 and recorded April 7, 2006 in Deed Book 05596, Page 1479.

Parcel Number: 11-00-06116-00-2.

Location of property: 27 East Fourth Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tammy Ferraro and Steven Salemno** at the suit of Deutsche Bank National Trust Company, as Trustee for Holders of The First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9. Debt: \$249,772.42.

**Carol A. DiPrinzio**, Attorney.

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

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

12-16165

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in the Ninth Ward of **Pottstown Borough**, in the County of Montgomery, Commonwealth of Pennsylvania, and being more particularly described, as follows:

BEING known and designated as Lot 292 on a plan of lots laid out for Pottsgrove Manor, Inc. by George F. Shaner, Registered Professional Engineer, on December 24, 1951 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on November 19, 1952 in Deed Book 2315, Page 601.

TITLE TO SAID PREMISES IS VESTED IN James F. Barattucci by Deed from Leonard B. Hopkins and Alyson A. Hopkins, husband and wife, dated 11/30/2006, recorded 1/5/2007 in Book 5630, Page 339.

Parcel Number: 16-00-01980-00-2.

Location of property: 362 West Beech Street, Pottstown, PA 19464-6404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James F. Barattucci** 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: \$170,280.62.

**Paul Cressman**, Attorney. I.D. #318079

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

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

12-21979

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 Northeasterly 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.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of and passage in and along the aforesaid driveway, in common with the owners, tenants, under tenants, occupiers and possessors of the premises adjoining to the Southwest, at all times hereafter forever.

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 CWMBMS, 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.

13-02374

ALL THAT CERTAIN brick dwelling house and lot or piece of land, numbered 512 King Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the Southerly side of King Street 123 feet more or less East of Washington Street, a corner of this and land now or late of Salome Reitmeyer; thence by the same Southerly 153 feet more or less to a 20 feet wide alley; thence along said alley Eastwardly 15 feet to a post or corner of this and land now or late of Christian G. Bair; thence Northwardly along the same and parallel with said Washington Street 153 feet more or less to a point on the Southerly line of said King Street; and thence by the same Westwardly 15 feet to the place of beginning.

Parcel Number: 16-00-17448-00-5.

Location of property: 512 King Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael R. Lauffer and Jessica L. Sampson-Lauffer** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,233.03.

**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.

13-06635

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.

13-09539

ALL THAT CERTAIN lot or piece of land, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania bounded as described according to a land Subdivision Plan for Hughes-Foulkrod Construction Company, made by John Leo Dzedzy, Registered Professional Engineer, dated 11/5/1980 last revised 1/22/1981 and recorded in Plan Book A-43, Page 37, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gravers Road (33 feet wide, ultimate right-of-way width 30 feet from the existing centerline) a corner of Lot No. 1 on said plan; which point is measured along the said side of Graver's Road North 74 degrees, 34 minutes East, 499.18 feet to a point of tangent in the same which point is measured along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 67.28 feet from a point of curve on the Northeasterly side of Gallagher Road (33 feet wide, ultimate right-of-way width 30 feet from the existing title line); thence extending from said point of beginning along the Southeasterly side of Gravers Road South 74 degrees, 34 minutes East, 282.77 feet to a point a corner of lands now or late of Philadelphia Electric Company; thence extending along the same South 00 degrees, 04 minutes East, 397.39 feet to a point, a corner of lands now or late of Joseph Vagnoni and Felix P.; thence extending along the same along lands now or late of Jacob Stong and Barbara A. and along lands now or late of Joseph Stong and Ruth North 52 degrees, 22 minutes West, 412.69 feet to a point a corner of Lot No. 1 aforesaid; thence extending along the same North 37 degrees, 29 minutes East crossing the terminus of a driveway easement across Lot No. 1 for use of owners of Lot No. 2 as shown on said plan 88.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

TOGETHER with the full free and uninterrupted right, liberty and privilege to use the aforesaid driveway easement across Lot No. 1 for access to Lot No. 2 as shown on said plan.

TOGETHER with the right to use a common sanitary easement and driveway easement as more fully set forth in the Declaration Easement in Deed Book 4989, Page 2250 for a common sanitary sewer easement and driveway easement, both parties shall share equally in the maintenance costs for the sewer pump station while the 450 Gravers Tract will maintain the driveway easement.

TITLE TO SAID PREMISES IS VESTED IN 450 Gravers Road, L.P. by Deed from Carmen Salamone and Paulette Salamone, his wife, and Ralph Philomena, Jr. and Kathleen Philomeno, his wife, dated June 20, 2005 and recorded July 12, 2005 in Deed Book 5561, Page 2298.

Parcel Number: 49-00-04499-00-6.

Location of property: 450 South Gravers Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **450 Gravers Road, L.P.** at the suit of Orix Capital Markets, LLC, etc. et al. to the use of Lakeland West Capital XVIII, LLC. Debt: \$2,874,365.54.

**Scott P. Sheckman**, Attorney.

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

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

13-10032

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, according to a Subdivision Plan of Dublin Downs, Section #13, made by C. Raymond Weir, Professional Engineer, on the 5th day of March A.D., 1965 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book C-4, Page 33, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Dublin Road (50 feet wide) which point of tangent is measured on the arc of a curve curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point of curve on the Northwesterly side of Jarrettown Road (41.5 feet wide); thence from said point of beginning along the said side of Dublin Road, North 16 degrees, 46 minutes, 20 seconds West, 205 feet to a point; thence North 73 degrees, 13 minutes, 40 seconds East along the rear line of Lot #12 as shown on said plan, 140 feet to a point a corner of Lot #3 as shown on said plan; thence along the same South 16 degrees, 46 minutes, 20 seconds East, 215 feet to a point on the Northwesterly side of Jarrettown Road; thence along the same South 73 degrees, 13 minutes, 40 seconds West, 130 feet to a point of curve therein; thence on the arc of a curve curving to the right having a radius of 10 feet the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said plan.

Parcel Number: 54-00-08992-00-8.

Location of property: 1640 Jarrettown Road, Dresher, PA 19025.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jane B. Tornatore, Executrix for the Estate of Joseph Bach, Jr.** at the suit of School District of Upper Dublin. Debt: \$6,622.39.

**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.

13-10313

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania bounded and described to a Subdivision Plan of Scarlet Oak Estates prepared for Philimeno and Slaemone made by Stout, Taconelli and Associates, Inc., Civil Engineers and Land Surveying, Kulpsville, Pennsylvania, dated November 21, 1988 and last revised July 30, 1990, said plan being recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-53, Page 285, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Scarlet Oak Drive (50 feet wide) said point being a point a corner of Lot No. 2, as shown on the above mentioned plan; thence extending from said point of beginning along the said side of Scarlet Oak Drive, South 79 degrees, 33 minutes, 58 seconds West, 75.42 feet to a point a corner of Lot #4 as shown on the above mentioned plan; thence along the aforesaid Lot North 04 degrees, 22 minutes, 46 seconds West and crossing a certain stump slope area and crossing a certain Deed Restriction for "Open Space" a distance of 226.60 feet to a point on the Southwesterly ultimate right-of-way line of Macdade Road (no width given); thence extending from said point along said side of Macdade Road, South 57 degrees, 42 minutes from said point along said side of Macdade Road, South 57 degrees, 42 minutes, 11 seconds East, 84.88 feet to a point, a corner of Lot 2 as shown on the above mentioned plan; thence extending along the aforesaid lot, South 04 degrees, 22 minutes, 46 seconds West and recrossing the aforementioned Deed Restrictions for "Open Space" and also recrossing the aforementioned steep slope area the distance of 194.82 feet to the first mentioned point and place of beginning.

CONTAINING in area 15,503 square feet more or less gross.

CONTAINING in area 10,072 square feet more or less net.

BEING Lot \_\_\_ as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Barry Gellman by Deed from Barry R. Gellman, a now divorced man and Melody I. Gellman, a now divorced woman, dated January 20, 2004 and recorded June 25, 2004 in Deed Book 05513, Page 1461.

Parcel Number: 61-00-04470-67-1.

Location of property: 105 Scarlet Oak Drive, Upper Providence Township, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barry Gellman** at the suit of Federal National Mortgage Association. Debt: \$277,446.16.

**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.

13-10911

ALL THAT CERTAIN brick bungalow and lot, piece or parcel of land, situate the rear of No. 20 Vine Street in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described according to a survey thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point on the Easterly right-of-way of a private 20 feet wide lane owned by Stanley G. Flagg & Company, said point being distant South 14 degrees, 25 minutes East, 61.31 feet from the Southerly property line of West Vine Street; thence along other lands of Paul V. Short and wife, North 45 degrees, 35 minutes East, 23.48 feet to a corner; thence continuing along other lands of Stanley Swinehart and wife, South 20 degrees, 42 minutes East, a distance of 76.50 feet to a point on the Northerly property line of a given 20 feet wide private alley; thence along same South 69 degrees, 18 minutes West, 32.04 feet to the Easterly property line of the aforesaid private Flagg alley; thence along the same North 14 degrees, 25 minutes West, a distance of 79.53 feet to the point or place of beginning.

Parcel Number: 64-00-05062-00-4.

Location of property: 20 West Vine Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dennis Dempsey** at the suit of Pottsgrove School District. Debt: \$3,002.28.

**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.

13-11547

(TRACT-I)

ALL THAT CERTAIN message and lot or piece of land, together with the buildings and improvements now thereon erected, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a plan or survey thereof made by C. Raymond Weir, Registered Land Surveyor, dated July 28, 1927 and revised September 14, 1927 as follows, to wit:

BEGINNING at an iron pin set for a corner in the center line of a certain 15 feet wide alley leading Eastwardly into Washington Avenue and Westwardly into Penn Avenue which point is at the distance of 111.78 feet from an iron pin set in the center line of the bed of Washington Avenue (49 feet wide); thence extending along the center line of said alley South 53 degrees, 15 minutes West, 14.56 feet to a point; thence extending by other lands of now or late Jacob Sarshik, the line for a part of the distance passing through the middle of the partition wall between the buildings thereon and the building hereon erected North 35 degrees, 21 minutes West, 152.59 feet to the Southeasterly side of Broad Street (49 feet wide); thence extending along the same North 54 degrees, 47 minutes East, 20.15 feet to a corner of land of now or late Jacob Sarshik; thence along the same line passing through the middle of the partition wall between the buildings thereon and the buildings hereon erected South 35 degrees, 21 minutes East, 58.47 feet to a point set for a corner; thence South 54 degrees, 39 minutes West, 1.08 feet to a point; thence South 29 degrees, 36 minutes East, 45 feet to a point; thence South 35 degrees, 21 minutes East, 48.96 feet to the first mentioned point and place of beginning.

(TRACT-II)

ALL THAT CERTAIN message and lot or piece of land, together with the building and improvements now thereon erected, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey dated July 28, 1927, as follows, to wit:

BEGINNING at a point in the center line of a certain 15 feet wide alley leading East into Washington Avenue and West into Penn Avenue, which point is at the distance of 84.85 feet Southwest from an iron pin in the center line of the bed of Washington Avenue 49 feet wide; thence extending South 53 degrees, 15 minutes West, 26.90 feet to a point; thence extending along other land of now or late Jacob Sarshik the four following courses and distances: (1) North 35 degrees, 21 minutes West, 48.96 feet to a point; (2) North 29 degrees, 36 minutes West, 45 feet to a point; (3) North 54 degrees, 39 minutes East, 1.08 feet to a point; and (4) thence through the middle of the partition wall between the building erected on the adjoining premises and the building erected hereon North 35 degrees, 21 minutes West, 58.47 feet to the Southeasterly side of Broad Street; thence extending along the same North 54 degrees, 47 minutes East, 32.35 feet to land now or late of Samuel Gillman and now or late of Benjamin Silverstein; thence extending along the same South 31 degrees, 11 minutes East, 151.87 feet to the first mentioned point and place of beginning.

Parcel Number: 21-00-00392-00-1.

Location of property: 30 West Broad Street, Souderton, PA 18964.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Broad Entertainment, L.P.** at the suit of Souderton Area School District. Debt: \$13,624.96.

**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.

13-12264

ALL THAT CERTAIN tract of land with messagee thereon erected, situate along the West side of Melchoir Road extending Northwest from Church Road in **Franconia Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey and plan dated March 27, 1951 with revision of February 22, 1957 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a spike in the centerline of Melchoir Road said spike being three hundred ninety-nine and forty-eight one hundredths feet Northwest of the original corner of lands now or late of Edwin L. Stover and Mary L. Souder; thence along other lands of now or date of Edwin L. Stover, of which this was a part, South forty-five degrees, fifty-eight minutes West, four hundred eighty-six and eighty-five one hundredths feet to an iron pin in line of lands now or late of Edwin Forrest; thence along the same North forty-six degrees, forty-five minutes West, ninety-nine and ninety-six one hundredths feet to an iron pin, corner; thence along lands now or late of Carmen M. Palmerio, North forty-five degrees, fifty-eight minutes East, four hundred eighty-six and four one hundredths feet to a spike in the centerline of Melchoir Road; thence along the same South forty-seven degrees, thirteen minutes East, one hundred feet to the place of beginning.

BEING Tract No. 3 and said plan.

CONTAINING 1.114 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Margaret L. Glanzmann and Paul G. Glanzmann by deed from Margaret L. Glanzmann dated June 2, 2006 and recorded June 12, 2006 in Deed Book 5604, Page 0155.

Parcel Number: 34-00-03400-00-4.

Location of property: 614 Melvins Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret Glanzmann a/k/a Margaret L. Glanzmann and Paul Glanzmann a/k/a Paul G. Glanzmann** at the suit of Federal National Mortgage Association. Debt: \$315,683.44.

**Christine L. Graham**, Attorney.

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

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

13-12691

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

BEGINNING at a point on the South side of Chestnut Street being a corner of this and Lot No. 24; thence along the same (taking 6 feet from Lot No. 24) Southwardly 140 feet to a 20 feet wide alley; thence along the same Westwardly 27 feet to a point of this and Lot No. 25; thence by the same Northwardly (taking 21 feet of Lot No. 25) 140 feet to a point on Chestnut Street; thence in an Easterly course 27 feet to the place of beginning.

BEING 6 feet of Lot No. 24 and 21 feet of Lot No. 25 according to the original plan of lots of the Borough of Pottstown laid out by Frederick Reitmoyer and surveyed by Samuel Willauer.

Parcel Number: 16-00-05720-00-6.

Location of property: 544 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ping Cao and Kevin Wilmot** at the suit of Pottstown School District. Debt: \$3,241.27.

**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.

13-12797

ALL THAT CERTAIN messagee or tenement and lot of land, situate in **Pottstown Borough**, County of Montgomery, State of Pennsylvania, on the North side of Chestnut, bounded and described, as follows, to wit:

BEGINNING on the North side of Chestnut Street, at a corner of land late of James M. Engle; thence by the Northerly side of said Chestnut Street, Eastwardly 20 feet, more or less, to a corner; thence by land of Albert G. Saylor Northwardly 157 feet, more or less, to land late of David Potts; thence by the same Westwardly 20 feet to a corner of lands now or late of James R. Engle; thence by the same Southwardly 157 feet, more or less, to Chestnut Street, the place of beginning.

Parcel Number: 16-00-06352-00-4.

Location of property: 547 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Julia G. Christie** at the suit of Pottstown School District. Debt: \$3,163.65.

**James R. Wood**, Attorney.

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

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

13-12908

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, as follows:

SITUATE in **Pottstown Borough**, County of Montgomery, State of Pennsylvania, being known as Lot No. 6 on a plan of lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer on plan dated June 23, 1967, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of North Washington Street (45 feet wide) a corner of Lot No. 5 on a plan of Hillside Homes Subdivision; thence extending along North Washington Street North 42 degrees, 17 minutes, 90 seconds East, 30.25 feet to a point a corner of Lot No. 7 on the above mentioned plan; thence extending along Lot No. 7 South 47 degrees, 42 minutes, 30 seconds East, 100.00 feet to a point in line of Lot No. 4 on the above mentioned plan; thence extending along Lot No. 4 South 42 degrees, 17 minutes, 30 seconds West, 30.25 feet to a point a corner of Lot No. 5 on the above plan; thence extending along Lot No. 5 North 47 degrees, 42 minutes, 30 seconds West, 100.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 6 on the above mentioned plan of lots.

Parcel Number: 16-00-32048-00-3.

Location of property: 432 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Julia Christie** at the suit of Pottstown School District. Debt: \$4,423.41.

**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.

13-13141

ALL THAT CERTAIN message and lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 9 and a small portion of Lot Number 5 on a Plan of Richardson and Ross Quarry Company, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 666, Page 500, and bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chestnut Street, to the distance of 83.80 feet measured Northeastwardly from Richardson Street, said point being in the middle of the partition wall between this and the adjoining house; thence extending from said point of beginning Northwestwardly the line passing through the middle of said partition wall 59.80 feet to the Southeasterly side of a three feet wide alley; thence extending Northeastwardly along said side of said alley 13.80 feet to a point, a corner of this and land of Giovanni Giannone and wife; thence extending Southeastwardly along said Giannone's land 26.25 feet to a point, a corner; thence extending still by the same and parallel with said Chestnut Street Northeastwardly 7.50 inches to the middle of an eight inch partition wall; thence extending through the middle of said partition wall Southeastwardly 13.00 feet to a point, a corner; thence extending Southwestwardly parallel to said Chestnut Street 7.50 inches to the middle of a partition wall; thence extending through the middle of said partition wall Southeastwardly 20.25 feet to the Northwesterly side of Chestnut Street aforesaid; thence extending along the said side of Chestnut Street Southeastwardly 13.80 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Himes, Jr., by Deed from Ronald F. Profrock, Jr., dated 08/18/2004, recorded 10/26/2004 in Book 5530, Page 1688.

Parcel Number: 49-00-01870-00-7.

Location of property: 9 Chestnut Street, Plymouth Meeting, PA 19462-2703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Himes, Jr.** at the suit of Ocwen Loan Servicing, LLC. Debt: \$128,998.66.

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

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

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

13-14703

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Map and Subdivision of Oakland Farms, Section I for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 6/19/1974 and last revised 2/14/1977, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (60 feet wide); said point is measured the three following courses and distances from a point of curve on the Southeast side of Horseshoe Road (50 feet wide): (1) on the arc of a circle

curving to the left in a Southwesterly and Southeasterly direction, having a radius of 20 feet, the arc distance of 29.52 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, in Southeasterly direction, having a radius of 455 feet, the arc distance of 142 feet to a point of tangent; and (3) South 32 degrees, 38 minutes, 30 seconds East, 25 feet to a point; thence extending from said point and place of beginning along Lot No. 194, North 57 degrees, 21 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement, 229.87 feet to a point, a corner of land to be reserved for storm water control; thence extending along the same, the two following courses and distances: (1) South 24 degrees, 06 minutes, 10 seconds East, 47.10 feet to a point; and (2) thence extending South 53 degrees, 48 minutes, 25 seconds East, 41.21 feet to a point; thence extending South 57 degrees, 21 minutes, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement, 237.76 feet to a point on the Northeast side of Oakland Drive; thence extending along said side of Oakland Drive, North 32 degrees, 38 minutes, 30 seconds West, 85 feet to the first mentioned point and place of beginning.

BEING Lot No. 195 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ferruccio J. Auriemma and Diane L. Auriemma, husband and wife by Deed from Tyrone Akins and Carolyn Akins, husband and wife dated 08/20/1996 recorded 12/16/1996 in Deed Book 5171, Page 5.

Parcel Number: 63-00-05519-39-4.

Location of property: 2301 Oakland Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Diane L. Auriemma and Ferruccio J. Auriemma** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2004-WMC2. Debt: \$216,287.96.

**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.

13-14989

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

BEGINNING at a point a corner in line of land formerly of Anne Kennedy, now of Oliver Deihl, on the Easterly side of the Welsh Road; thence extending by land of Oliver Deihl, North sixty degrees, forty-eight minutes East, one hundred eighty-eight and nine-hundredths feet to a point in line of other land of Joseph J. Traurig; thence extending by the same, the two following courses and distances: South forty-two degrees, twenty-five minutes East, thirty and twenty-hundredths feet to a corner; thence South forty-eight degrees, fourteen minutes West, forty-three and ninety-hundredths feet to a point; thence extending by land formerly of Jonathan J. Morrison North forty-one degrees, two minutes West, eight and two-tenths feet to a corner, and continuing by said land South sixty degrees, fifteen minutes West, one hundred fifty-one and twelve-hundredths feet to a point on the Easterly side of the aforementioned Welsh Road; thence along said side of said road North twenty-seven degrees, seventeen minutes West, thirty feet more or less to the place of beginning.

Parcel Number: 41-00-04228-00-6.

Location of property: 2324 Huntingdon Pike, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph J. Traurig, Jr.** at the suit of Lower Moreland Township School District. Debt: \$10,195.52.

**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.

13-15300

ALL THAT CERTAIN lot, piece or parcel of land situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, shown on "Fox Heath Phase IV-A" made by Carroll Engineering Corporation, Warrington, Pennsylvania, dated 9/21/1993, last revised 9/30/1994 and recorded 10/26/1994 at the Office of the Montgomery County Recorder of Deeds in Plan Book A-55, Page 147, being more particularly described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Welsh Road (26 feet wide), a corner of Lot 359 as shown on said plan; thence extending from said point of beginning along Welsh Road, South 59 degrees, 07 minutes, 50 seconds, 95.00 feet to a point, a corner of Lot 361 as shown on said plan; thence extending along said Lot 361, South 50 degrees, 52 minutes, 10 seconds West, 147.00 feet to a point in line of land as shown on said plan; thence extending along said Lot A, North 59 degrees, 07 minutes, 50 seconds West, 95.00 feet to a point, a corner of Lot 359 as shown on said plan; thence extending along said Lot 359, North 30 degrees, 52 minutes, 10 seconds East, 147.00 feet to the point and place of beginning.

BEING Lot Number 360 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jennifer P. Golato and Stephen M. Golato by Deed from Kenneth E. Kociban and Deborah A. Kociban dated August 8, 2006 and recorded October 24, 2006 in Deed Book 5621, Page 891.

Parcel Number: 48-00-02381-30-7.

Location of property: 817 Welsh Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer P. Golato and Stephen M. Golato** at the suit of Police and Fire Federal Credit Union. Debt: \$373,820.84.

**Carol A. DiPrinzio**, Attorney.

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

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

13-15531

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision and Improvement Plan "Birchwood Terrace Homes" made by Serdy, Bursich and Huth, dated January 11, 1978, and revised April 10, 1978, and recorded in Plan Book A-32, Page 40, and also described according to an easement plan of "Birchwood Terrace Homes" made by Bursich Associates, Inc., dated August 25, 1986, and recorded in Plan Book A-48, Page 117, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Rose Valley Road (50 feet wide), at a corner of this and Lot No. 12 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 12 North 54 degrees, 10 minutes East, 239.12 feet to a point, a corner in line of lands now or late of Guy and Mildred Hoffman; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) South 38 degrees, 25 minutes, 56 seconds East, 66.09 feet to a point; thence (2) South 33 degrees, 39 minutes, 28 seconds East, 49.07 feet to a point, a corner in line of Lot No. 14; thence extending along the same South 54 degrees, 10 minutes West, 240.26 feet to a point, a corner on the Northeasterly side of Rose Valley Road; thence extending along the same North 35 degrees, 50 minutes West, 115.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 13 on the above mentioned plan.

Parcel Number: 60-00-02643-39-3.

Location of property: 125 Rose Valley Road, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Pamela E. Poust** at the suit of Township of Upper Pottsgrove. Debt: \$1,407.27.

**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.

13-21706

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan, "Lavino" prepared by John A. Berger Associates, Inc. Consulting Engineers, dated March 15, 1978, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lantern Lane (originally 33 feet wide but since widened to a width of 41.50 feet by the addition of 8.50 feet on the Southwesterly side of the center line thereof) said point being a corner of Lot Number 5 as shown on said plan, which last mentioned point is measured the 2 following courses and distances along the said Southwesterly side of Lantern Lane from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 41.70 feet measured on the arc of a curve curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Plymouth Road (originally 33 feet wide, but since widened to a width of 46.50 feet by the addition of 13.50 feet on the Southeasterly side of the centerline thereof): (1) extending South 52 degrees, 11 minutes East the distance of 1299.96 feet to a point; and (2) thence extending South 48 degrees, 56 minutes East, the distance of 253.69 feet to the point of beginning.

CONTAINING in front or breadth measured South 48 degrees, 56 minutes East along the said Southwesterly side of Lantern Lane the distance of 180.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Lantern Lane the distance of 250.00 feet.

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

Parcel Number: 66-00-03122-45-7.

Location of property: 730 Lantern Lane, Blue Bell, PA 19422.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Alfonso Spinelli, III and Veronica Spinelli** at the suit of Wissahickon School District. Debt: \$8,148.15.

**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.

13-21862

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

BEGINNING at the point of intersection which the Northeasterly side of Airy Street (50 feet wide), makes with the Southeasterly side of Logan Street (50 feet wide); thence extending from said point of beginning North 38 degrees, 04 minutes East along the Southeasterly side of Logan Street and crossing a storm sewer line 90.00 feet to a point, a corner of Lot No. 2 as shown on plan recorded in Plan Book C-16, Page 67; thence extending along same South 51 degrees, 56 minutes East and recrossing said storm sewer line 96.89 feet to a point on the Northwesterly side of Spruce Street (50 feet wide); thence extending along same South 63 degrees, 37 minutes West, 100.00 feet to the point of intersection which the Northwesterly side of Spruce Street makes with the Northeasterly side of Airy Street; thence extending Northwestwardly along the Northeasterly side of Airy Street 54 feet, 6 inches more or less, to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Mullen, by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, dated 05/31/1996, recorded 07/26/1996 in Book 5155, Page 1650.

Parcel Number: 16-00-19423-00-1.

Location of property: 706 Logan Street, Pottstown, PA 19464-4506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Mullen a/k/a Thomas M. Mullen** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$50,210.21.

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

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

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

### 13-23101

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a final plan of minor subdivision prepared for Earl Alexander by Urwiler & Walter, Inc., dated November 16, 1999, last revised February 26, 2001 and recorded in Plan Book A-60, Page 63, being bounded and described, as follows, to wit:

BEGINNING at a point on the ultimate right-of-way line of Store Road (40.00 feet from the centerline) said point being a corner of Lot No. 1 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along lot No. 1, the two (2) following courses and distances, viz: (1) North 48 degrees, 05 minutes, 02 seconds West, 284.19 feet to a point, a corner; thence (2) South 42 degrees, 06 minutes, 12 seconds West, 50.17 feet to a point, a corner of lands of Jeffrey and Marguerite Kratz; thence extending along same and along lands of Monica Flynn North 48 degrees, 00 minutes, 00 seconds West, 664.11 feet to a point, a corner of lands of George and Barbara Seneko; thence extending along same, the three (3) following courses and distances, viz: (1) North 49 degrees, 32 minutes, 21 seconds East, 316.59 feet to a point, a corner; thence (2) North 40 degrees, 54 minutes, 32 seconds West, 24.95 feet to a point, a corner; thence (3) North 42 degrees, 10 minutes, 17 seconds East partly crossing a 100.00 feet wide PP&L right-of-way 605.75 feet to a point, a corner of lands of James and Elizabeth Rudder; thence extending along same, partly crossing said 100.00 feet wide PP&L easement and along lands of Gerald C. and Ann W. Fitzgerald, South 41 degrees, 11 minutes, 13 seconds East, 935.29 feet to a point on the Northwesterly ultimate right-of-way line of store road; thence extending along same, South 41 degrees, 54 minutes, 58 seconds West crossing said 100.00 feet wide PP&L easement 761.14 feet to a point, a corner of Lot No. 1, aforesaid; being the first mentioned point and place of beginning.

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

Parcel Number: 50-00-04309-02-4.

Location of property: 80 Alexandria Circle, Harleysville, PA 19438.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Store Road, L.L.C.** at the suit of Souderton Area School District. Debt: \$16,849.13.

**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.

### 13-24286

ALL THAT CERTAIN lots or pieces of ground, with the buildings and Improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known as Lots Nos. 161 and 162 on a certain plan of lots called Oaklane Terrace surveyed for Wood Harmon Real Estate Association by Joseph W. Huster, Civil Engineer recorded at Norristown, Pennsylvania, in Deed Book 420, Page 500 and bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Avenue at the distance of sixty-four and eight one-hundredths feet Northeastwardly from the Northeasterly side of Central Avenue.

CONTAINING in front or breadth on the said Oak Avenue fifty feet (each lot being twenty-five feet) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Oak Avenue one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Winslow D. Spady, Jr. by Deed from Dilbagh Singh Sandher and Balvinderjit Kaur Sandher, dated November 30, 2000 and recorded December 20, 2000 in Deed Book 5343, Page 0917.

Parcel Number: 31-00-20803-00-1.

Location of property: 7307 Oak Avenue, Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Winslow D. Spady, Jr.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$144,994.92.

**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.

13-25096

Premises 'A'

ALL THAT CERTAIN lot or piece of ground, known and designated as the Northwest one-half of Lot No. 59, all of Lot No. 60 and the Southeast one-half of Lot No. 61 on Plan of Pottsgrove Manor, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made 1/16/1941 and revised 5/1/1941 and 9/1/1941 by Ralph E. Shaner and Son, Engineers, as follows, to wit:

BEGINNING at a point on the Northeast side of King Street (70 feet in width) at the distance of 575 feet Northwesterly from a point of intersection of the said Northeast side of King Street and the Northwest side of Gabel Avenue (50 feet in width), both lines produced; thence extending along the said Northeast side of King Street North 63 degrees, 39 minutes West, 100 feet to a point a corner in Lot No. 61; thence extending in and through said lot North 26 degrees, 21 minutes East, 150 feet to a point a corner of Lot No. 102; thence extending along said lot and Lots Nos. 101 and 100, South 63 degrees, 39 minutes East, 100 feet to a point a corner in Lot No. 59; thence extending in and through said lot South 26 degrees, 21 minutes West, 150 feet to the first mentioned point and place of beginning.

Premises 'B'

ALL THAT CERTAIN lot or piece of ground, being the Westerly one-half of Lot No. 61 on Plan of Pottsgrove Manor, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Ralph E. Shaner and Son, Engineers, dated 1/16/1941 and revised 5/1/1941 and 9/1/1941, as follows, to wit:

BEGINNING at a point on the Northeast side of King Street (70 feet in width) at the distance of 675 feet Northwesterly from a point of intersection of the said Northeast side of King Street and the Northwest side of Gabel Avenue (50 feet in width), both lines produced, a point a corner of Lot No. 61 on said plan; thence extending in and through said lot North 26 degrees, 21 minutes East, 150 feet to a point a corner of Lot No. 102 on said plan; thence extending along said lot North 63 degrees, 39 minutes West, 25 feet to a point a corner of Lot No. 62 on said plan; thence extending along said lot South 26 degrees, 21 minutes West, 150 feet to a point on the said Northeast side of King Street; thence extending along the said Northeast side of King Street South 63 degrees, 39 minutes East, 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen E. Roach, by Deed from Hazel A. Horosky and Bonnie Rose Horosky, dated 05/31/2001, recorded 06/04/2001 in Book 5362, Page 286.

Parcel Number: 16-00-18288-00-2.

Location of property: 349 West King Street, Pottstown, PA 19464-6321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen E. Roach** at the suit of U.S. Bank National Association as Trustee Successor in Interest to Wachovia Bank, National Association as Trustee for GSMPS 2004-1. Debt: \$93,646.72.

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

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

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

13-27311

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

BEGINNING at a point of intersection of the Southeast side of Arline Avenue (50 feet wide) and the Northeast side of Preshing Avenue (50 feet wide).

CONTAINING in front or breadth on the said Arline Avenue 39 feet and extending of that width in length or depth Southeast between parallel lines at right angles to said Arline Avenue 110 feet. The Northeast line thereof partly passing through the party wall between this premises and the premises adjoining to the Northeast and the Southwest line thereof extending along the Northeast side of Pershing Avenue. Being Lot No. 131-A Arline Avenue and also being Lot No. 1 and part of Lot No. 2 Block "P" on plan of Roslyn Heights.

Parcel Number: 30-00-01620-00-6.

Location of property: 1401 Arline Avenue, Roslyn, PA 19001.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael B. Miles** at the suit of Township of Abington. Debt: \$1,417.64.

**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.

13-30318

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 being Lot No. 36 and Westernmost 20 feet of Lot No. 37 on a Plan of Lots of Pennhurst Farms made by William W. Reeder, Registered Engineer, Upper Darby, PA for William S. Peace on February 14, 1940 and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Fairview Road (50 feet wide) at the distance of 344.55 feet South 73 degrees, 02 minutes, 30 seconds East from a point of curve on the said side of Fairview Road, which point of curve is at the arc distance of 352.24 feet measured on the arc of a circle curving to the left having a radius of 561.69 feet from the point of intersection of the said wide of Fairview Road with the Southeast side of Centennial Road (50 feet wide) both extended; thence extending North 16 degrees, 57 minutes, 30 seconds East, 300 feet to a point; thence extending South 73 degrees, 02 minutes, 30 seconds East, 120 feet to a point; thence extending South 16 degrees, 57 minutes, 30 seconds West, 300 feet to a point on the Northeast side of Fairview Road; thence extending along the said side of Fairview Road North 73 degrees, 02 minutes, 30 seconds West, 120 feet to the first mentioned point and place of beginning.

BEING the same premises which Glenn P. Bogue and Theresa A Bogue, husband and wife by Deed dated 1/3/90 and recorded 2/8/90 in Montgomery County, in Deed Book 4938, Page 324, granted and conveyed unto Arie Oren and Ahuva Oren, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Arie Oren and Ahuva Oren, h/w, by Deed from Glenn P. Bogue and Theresa A. Bogue, h/w, dated 01/31/1990, recorded 02/08/1990 in Deed Book 4938, Page 324.

BY VIRTUE of the death of Ahuva Oren on or about 06/08/2010, Arie Oren became sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 40-00-17684-00-6.

Location of property: 517 Fairview Road, Penn Valley, PA 19072-1413.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arie Oren** at the suit of Wells Fargo Bank, N.A. Debt: \$694,023.54.

**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.

13-30405

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Edward Pickering, Jr., Registered Surveyors, Woodburne, Pennsylvania, dated July 1942, as follows, to wit:

BEGINNING at a point in the center line of Warminster Street, 23 feet wide at the distance of 15.4 feet measured North 42 degrees, 56 minutes East from a point opposite the middle line of Moreland Avenue (33 feet wide) (if the same were extended to meet the center line of said Warminster Street); thence extending along the said middle line of Warminster Street North 42 degrees, 56 minutes East, 157.0 feet to a point; thence extending South 47 degrees, 57 minutes, 20 seconds East crossing a stone 25 feet from the said center line of Warminster Street, 277.70 feet to a point; thence extending South 42 degrees, 56 minutes West, 157.00 feet to a point; thence extending North 47 degrees, 57 minutes, 20 seconds West, 277.70 feet to a point in the said center line of Warminster Street, the place of beginning.

BEING the same premises which Michael Casey and Debbi Casey by Deed dated 3/18/2011 and recorded 5/13/2011 in Montgomery County in Deed Book 5800, Page 2434 granted and conveyed unto David Darnesto.

Parcel Number: 59-00-17989-00-6.

Location of property: 96 North Warminster Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Darnesto** at the suit of Real Estate Mortgage Network, Inc. Debt: \$396,284.28.

**Jay E. Kivitz**, Attorney. I.D. #26769

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

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

13-34427

ALL THOSE CERTAIN lots or pieces of land, situate **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

Tract No. 1- Beginning at a point on the Southwesterly side of a private right-of-way 20 feet in width at the distance of 160 feet Northwesterly from the Northwesterly side of Haws Avenue said point of beginning being also at the distance of 100 feet Northeasterly from the Northeasterly side of Elm Street and in line of land conveyed by Morris M Shoemaker, et ux. to the said Claude K. Oberholtzer, by Deed dated 9/11/1911 and recorded in Deed Book 658, Page 307; thence extending along the Southwesterly side of said private right-of-way 20 feet in width and along the rear of said premises of the said Claude K. Oberholtzer on a line parallel with Elm Street North 50 degrees, 15 minutes West, 20 feet to a point in line of land of the said land and also in line of land of the said Claude A. Smith of which this is a part; thence extending along said land of the said Claude A. Smith, crossing the said alley 20 feet in width, North 39 degrees, 45 minutes East, 40 feet; thence still along said land of the said Claude A. Smith South 50 degrees, 15 minutes East, 20 feet and South 39 degrees, 45 minutes West, 40 feet to the place of beginning.

TOGETHER with the free and uninterrupted right, use, liberty and privilege of the aforesaid private right-of-way 20 feet in width extending over the Westerly end of the premises covered hereunder the same being bounded and described as follows, viz:

BEGINNING at a stake on the Northwestern side of Haws Avenue 100 feet Northeasterly from its point of intersection with the Northeasterly side of Elm Street; thence on a line parallel with Elm Street and 100 feet distant therefrom North 50 degrees, 15 minutes West, 180 feet to a stake; thence North 39 degrees, 45 minutes East, 20 feet to a point in line of land of the said Claude A. Smith of which this is a part; thence South 50 degrees, 15 minutes East, 180 feet to a point on the Northwestern side of Haws Avenue aforesaid; thence extending along said side of said Haws Avenue South 39 degrees, 45 minutes West, 20 feet to the place of beginning.

TOGETHER with free ingress, egress and regress to and for the said Claude K. Oberholtzer, his heirs and assigns, and their tenants and under-tenants, occupiers or possessors of the said Oberholtzers' message and ground contiguous to the said private right-of-way at all times and seasons forever. hereafter, into, along, upon and out of the said private right of way in common with the said Claude A. Smith, his heirs and assigns, tenants or occupiers of the remaining land of the said Charles A. Smith, adjacent to the said private right-of-way.

Tract No. 2 - Beginning at a point on the Northeasterly side of West Elm Street at the distance of 160 feet Northwesternly from the North corner of Elm Street and Haws Avenue; thence at right angles to the said Elm Street, in a Northeasterly direction through the middle of a partition wall between the house hereby conveyed and the adjoining house recently conveyed to the late Bella Haws, 100 feet to other land of the late Morris M. Shoemaker; thence parallel to the said Elm Street in a Northwesternly direction along land of the said Morris M. Shoemaker, 20 feet to a point; thence parallel to the first line in a Southwesterly direction along other land of the said Morris M. Shoemaker 100 feet to the said Elm Street; thence along Elm Street in a Southeasterly direction 20 feet to the place of beginning.

Parcel Number: 13-00-11072-00-3.

Location of property: 819 West Elm Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Thomas S. Holmwood and Kelley A. Holmwood** at the suit of Municipality of Norristown. Debt: \$1,642.22.

**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.

13-35329

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.

**Heidi R. Spivak**, Attorney.

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

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

13-35670

ALL THAT CERTAIN lot or piece of ground, with the brick message or tenement thereon erected, situate in the Northwest corner of Chestnut and Evans Streets, in **Pottstown Borough**, Montgomery County and State of PA, bounded and limited and described, as follows, to wit:

BEGINNING at the Northwest corner of Chestnut and Evans Streets; thence Westward along the North side of Chestnut Street 20 feet to land about to be conveyed to Irvin C. Romich; thence Northwardly by the same and parallel with said Evans Street 94 feet, 10 inches to land of John H. Hoelzel; thence Eastwardly by the same 20 feet to Evans Street aforesaid; thence Southwardly along said Evans Street 94 feet, 10 inches to the place of beginning.

BEING the same premises which Baraba A. Paschall, by Deed dated August 15, 2006 and recorded September 18, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5616, Page 2252, granted and conveyed unto Chris T. Reidler a/k/a Christina T. Reidler and Gilbert L. Butts, as Tenants by the Entirety, in fee.

Parcel Number: 16-00-06120-00-2.

Location of property: 341 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Chris T. Reidler a/k/a Christina T. Reidler and Gilbert L. Butts** at the suit of U.S. Bank National Association, as Trustee Under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-HE5 Mortgage Pass-Through Certificates, Series 2006-HE5 by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$125,987.05.

**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.

14-03358

ALL THAT CERTAIN message or tenement and lot of land, situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the North side of Maple Street between Roland and Mt. Vernon Streets, being known as No. 1227 Maple Street, bounded and described as follows, to wit:

BEGINNING at a point on the North side of said Maple Street at the distance of 265 feet, 2 inches Eastwardly from the Northeast corner of Roland and Maple Streets, a corner of this and other land of Stanley Swinehart; thence by said other land of Stanley Swinehart Northwardly 140 feet to a 20 feet wide alley; thence by the said Eastwardly 21 feet to other land of Stanley Swinehart; thence by the same, passing in part of said course and distance through the middle of the partition or division wall of this and house of said Stanley Swinehart immediately adjoining to the East, Southwardly 140 feet to the North side of Maple Street aforesaid; thence by the same Westwardly 21 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul G. Montgomery and Patricia A. Montgomery by Deed from William T. Oxenford, Jr. and Patricia A. Oxenford, dated May 19, 1988 and recorded May 31, 1988 in Deed Book 4874, Page 1004.

Parcel Number: 16-00-20516-00-6.

Location of property: 1227 Maple Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul G. Montgomery and Patricia A. Montgomery** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$213,368.01.

**Christine L. Graham**, Attorney.

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

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

14-03404

ALL THAT CERTAIN unit designated as 129-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, being dated January 28, 1987 and recorded on February 3, 1987 in Deed Book 4828, Page 1172 and a First Supplementary Declaration of Condominium to said Declaration dated February 26, 1987 and recorded on March 3, 1987 in Deed Book 4830, Page 1406 and a Second Supplementary Declaration to said Declaration dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169 and a Third Supplementary Declaration to said Declaration dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877 and a Fourth Supplementary Declaration to said Declaration dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106 and a Fifth Supplementary Declaration to said Declaration dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936 and a Sixth Supplementary Declaration to said Declaration dated October 13, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336 and a Seventh Supplementary Declaration to said Declaration dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427 and an Eighth Supplementary Declaration to said Declaration dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938 and a Ninth Supplementary Declaration to said Declaration dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399 and a Tenth Supplementary Declaration to said Declaration dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485 and an Eleventh Supplementary Declaration to said Declaration dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4876, Page 424 and a Twelfth Supplementary Declaration to said Declaration dated July 5, 1988 and recorded August 9, 1988 in Deed Book 4882, Page 2066 and a Thirteenth Supplementary Declaration to said Declaration dated November 7, 1988 and recorded November 10, 1988 in Deed Book 4893, Page 1864 and a Fourteenth Supplementary Declaration to said Declaration dated December 15, 1988 and recorded December 15, 1988 in Deed Book 4896, Page 1864.

BEING the same premises which Shannon K. Macdonough, by Deed dated 07/29/05 and recorded 08/26/0 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5568, Page 1051, granted and conveyed unto Hannah Jackson a/k/a Hannah Sturgis.

Parcel Number: 63-00-09092-87-1.

Location of property: 427 Wendover Drive, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hannah Jackson a/k/a Hannah Sturgis** at the suit of Green Tree Servicing, LLC. Debt: \$139,381.55.

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

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

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

14-03775

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

BEGINNING at a point in the property title line in Montgomery Avenue, lying near the Southerly side thereof, 225 feet measured Southeastwardly from its intersection with the middle line of Bryn Mawr Avenue a corner of land of Helen J. Strickler; thence extending by Strickler's land, North 24 degrees, East 294.89 feet passing over a stake in the Northerly side of Montgomery Avenue at a distance of 56 feet from the beginning of this line to a corner of said Strickler's land; thence by other land of the Magee Estate, South 43 degrees, 51 minutes East, 84.27 feet; thence South 24 degrees, West 263.14 feet to the above mentioned property line in Montgomery Avenue; and thence along said property line North 66 degrees, West 78.06 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Denise Lee and William H. Lee, by Deed from Nicholas L. Durant and Erin N. Durant, dated 03/31/2006, recorded 07/20/2006 in Book 5608, Page 2862.

Parcel Number: 40-00-39696-00-8.

Location of property: 1059 Montgomery Avenue, Penn Valley, PA 19072-1605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Lee and William H. Lee** 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: \$682,207.79.

**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.

14-05543

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision made for Whitpain Downs Inc. by Miller, Reilley, Philip and Wampole Associates, dated June 25, 1987 and last revised January 28, 1988 and recorded in Plan Book A-49, Page 290 and 291, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of a cul-de-sac at the Westerly end of Horseshoe Drive (50 feet wide) a corner of this and Lot No. B on the above mentioned plan; thence extending from said point of beginning along Lot No. 13 the two following courses and distances: (1) North 31 degrees, 17 minutes, 43 seconds West, 121.93 feet to a point; (2) North 41 degrees, 49 minutes, 20 seconds West, 205.44 feet to a point in line of lands now or late of 202 Rent-All; thence extending along the same North 41 degrees, 09 minutes, 55 seconds East, 112.32 feet along the same North 41 degrees, 09 minutes, 55 seconds East, 112.32 feet to a point in the bed of Michaels Lane; thence extending along the same South 47 degrees, 51 minutes, 53 seconds East, 205.00 feet to a point a corner of Lot No. 15 on the above mentioned plan; thence extending along the same the two following courses and distances: (1) South 42 degrees, 08 minutes, 07 seconds West, 107.49 feet to a point; (2) South 31 degrees, 17 minutes, 43 seconds East, 137.31 feet to a point on the aforesaid side of the cul-de-sac of Horseshoe Drive; thence extending along the same along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 26.18 feet to the first mentioned point and place of beginning.

BEING Lot No. 14.

BEING the same premises which Ladina Kwait granted and conveyed to Ladina Kwait and Kristie B. Kwait, by Deed dated July 20, 2006, and recorded in the Office of the Montgomery County Recorder of Deeds on July 28, 2006, in Deed Book Volume 5610, at Page 438.

Parcel Number: 66-00-02812-27-2.

Location of property: 1375 Horseshoe Drive, Whitpain Township, County of Montgomery, PA.

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

Seized and taken in execution as the property of **Ladina Kwait, Christie B. Kwait, Jeffrey Kwait and The United States of America** at the suit of Emigrant Residential, LLC. Debt: \$354,278.92.

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

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

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

14-05672

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 LSF9 Master Participation Trust. 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.

14-06137

ALL THAT CERTAIN frame bungalow type dwelling house and lot of ground on which the same is erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, on State Highway No. 100 leading from Boyertown to Pottstown PA, bounded and described, as follow, to wit:

BEGINNING at a point in the middle of said State Highway, thence North 67 degrees, West 175 feet along property of Russel T. Gresh and Marie A. Gresh about to be conveyed to Pauline Witman to a point a corner of land of Ruth E. Fosnocht; thence along the same, North 23 degrees, East 57 feet to a point; thence South 67 degrees, East 175 feet to a point in the middle of said State Highway; thence along the same, South 23 degrees, West 57 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Lebon and Kathleen R. Lebon, h/w, by Deed from Edward O. Short and Joanne M. Short, h/w, dated 11/15/1988, recorded 11/17/1988 in Book 4893, Page 2377.

Parcel Number: 60-00-01024-00-5.

Location of property: 1865 Farmington Avenue, Pottstown, PA 19464-1329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen R. Lebon and Richard A. Lebon** 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: \$182,786.42.

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

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

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

14-06562

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a 'Land Survey Plan Caramenico-Grow Tract', made by John L. Dzedzy, Inc., Civil Engineer and Land Surveyor, Norristown, PA, dated January 2, 1987, as follows, to wit:

BEGINNING at a point marking the intersection of the center line of Park Avenue (forty feet wide) and the center line of Mann Road (formerly Mount Kirk Avenue) (fifty feet wide); thence from said beginning point extending along the center line of Park Avenue North forty-six degrees, four minutes East, eighty-seven and seventy-one one-hundredths feet to a point, a corner of land now or late of Frank W. Vargo and Helen M. Vargo; thence extending along same South forty-six degrees, fifty-four minutes East, two hundred sixteen and seventy-nine one-hundredths feet to a point;

thence extending along lands now or late of Frank W. Vargo and Helen M. Vargo, Frances J. LoMonaco and Pasquale M. Mascaro and Susan Mascaro North forty-six degrees, four minutes East, four hundred sixty-three and eighty-seven one-hundredths feet to a point in line of lands now or late of Lloyd Heyser and Helen B. Heyser; thence extending along same South forty-five degrees, eighty minutes East, one hundred fifty-nine and seventy-six one-hundredths feet to a point, a corner also of lands now or late of Alfred G. and Mary G. Caramenico; thence extending along same and also through the bed of Audubon Road (not open), South forty-five degrees, two minutes, thirty seconds West, one hundred twenty-seven feet to a point; thence extending still along same South forty-five degrees, eighty minutes East, one hundred sixty-one feet to a point; thence extending South forty-five degrees, two minutes, thirty seconds West, four hundred thirty-two and thirty-seven one-hundredths feet to a point in the center line of Mann Road (formerly Mount Kirk Avenue) (fifty feet wide); thence extending along same North forty-five degrees, zero minutes, fifteen seconds West, five hundred forty-seven and twenty-nine one-hundredths feet to a point in the center line of Park Avenue, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey G. Vance and Susan P. Vance, h/w, by Deed from Mary Caramenico and Walter R. Grow, Jr., dated 07/02/1987, recorded 07/09/1987 in Book 4843, Page 1842.

Parcel Number: 43-00-10528-00-4.

Location of property: 102 North Park Avenue, Norristown, PA 19403-1339.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey G. Vance and Susan P. Vance** at the suit of Wells Fargo Bank, N.A. Debt: \$254,923.25.

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

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

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

14-07160

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. 110.

TITLE TO SAID PREMISES IS VESTED IN Mary M. Harrington, an unmarried woman and Mercedes F. Clark, an unmarried woman, as Joint Tenants, by Deed from Mary M. Harrington, dated 01/02/2008, recorded 01/23/2008 in Book 5679, Page 2213.

Parcel Number: 42-00-00473-72-7.

Location of property: 100 Brookview Lane, Pottstown, PA 19464-2995.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mercedes F. Clark and Mary M. Harrington** 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: \$354,300.18.

**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.

14-08901

ALL THAT CERTAIN unit designated as Unit 115, being a unit in the Butler Park Condominium with the buildings and improvements thereon erected, situated in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on a plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Commonwealth of Pennsylvania dated March 14, 1986 and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a .66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406, amendment dated 5/16/1986 and recorded 5/20/1986 in Deed Book 4799, Page 1851, and amendment thereto dated 2/21/2005 and recorded 3/4/2005 in Misc. Deed Book 20, Page 459.

TITLE TO SAID PREMISES VESTED IN Karen Castorina by Deed from Pamela S. Broitman dated 09/28/2007 and recorded 11/27/2007 in the Montgomery County Recorder of Deeds in Book 5673, Page 501.

Parcel Number: 54-00-07716-40-2.

Location of property: 115 Hampstead Drive, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Karen Castorina** at the suit of Bank of America, N.A. Debt: \$135,759.68.

**Robert W. Williams**, Attorney.

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

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

14-09308

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, hereditaments and appurtenances, 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. 2" made by Charles E. Shoemaker, Registered Professional Engineer dated November 18, 1955 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, to wit:

BEGINNING at a point on the Northeasterly side of Deer Run Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Lookout Lane (50 feet wide): (1) leaving Lookout 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 tangent on the Northeasterly side of Deer Run Road; and (2) South 50 degrees, 29 minutes, 10 seconds East along the Northeasterly side of Deer Run Road 117 feet to the place of beginning; thence extending from said point of beginning North 39 degrees, 30 minutes, 50 seconds East, 108 feet to a point; thence extending South 50 degrees, 29 minutes, 10 seconds East, 135.84 feet to a point on the Northwesterly side of Deer Run Road (50 feet wide); thence extending Southwestwardly and Northwestwardly partly along the Northwesterly and partly along the Northeasterly sides of Deer Run Road on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 179.30 feet to a point of tangent on the Northeasterly side of Deer Run Road aforesaid; thence extending North 50 degrees, 29 minutes, 10 seconds West along the Northeasterly side of Deer Run Road 12 feet to the first mentioned point and place of beginning.

BEING Lot Number 359 as shown on the above-mentioned plan.

BEING the same premises which Bruce Bridgewater and Jo Ann Bridgewater, husband and wife, by Deed dated December 30, 1982 and recorded January 3, 1983 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4698, Page 2456, granted and conveyed unto Nicholas W. Fischer and Linda J. Fischer, husband and wife, as Tenants by the Entireties, in fee.

Parcel Number: 59-00-04735-00-3.

Location of property: 179 Deer Run Road, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Linda Fischer a/k/a Linda J. Fischer a/k/a Linda Jean Fischer and Nicholas Fischer a/k/a Nicholas W. Fischer a/k/a Nicholas William Fischer** at the suit of Ocwen Loan Servicing, LLC. Debt: \$306,049.25.

**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.

14-09551

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Mortgage and State of Pennsylvania, bounded and described according to a survey and draft by George F. Shaner, Engineer, Pottstown, Pennsylvania, dated 08/20/1946, as follows, to wit:

BEGINNING at a point the intersection of the Northeast side of Walnut Street (50 feet wide) and Southeast side of Penn Street (20 feet wide) and containing in front or breadth measured South 74 degrees, 45 minutes East along said side of Walnut Street 42 feet and extending of that width in length or depth between parallel lines extending North 15 degrees, 18 minutes East, 140 feet, 2 1/2 inches to the Southwesterly side of Union Alley (20 feet wide), the Northwest line of said premises extending along the Southeast side of said Penn Street.

BEING the same premises which Richard C. Fagley, Sr. and Sharon D. Fagley, his wife, by Deed dated, by Deed dated October 23, 2007 and recorded November 5, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5670, Page 2987, granted and conveyed unto David J. Meiner, as sole owner, in fee.

Parcel Number: 16-00-30560-00-6.

Location of property: 239 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **David Meiner** at the suit of Quicken Loans, Inc., by its Servicer Ocwen Loan Servicing, LLC. Debt: \$144,407.10.

**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.

14-09561

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

BEGINNING at a corner at the Southeast side of West Montgomery Avenue; thence extending by land now or late of Elias K. Freed, South 60 degrees, East 140 feet to a corner at a 12 feet wide alley or cart-way; thence by the same North 26 degrees, East 20 feet and about 9 inches to a corner of land now or late of George B. Johnson; thence by the same to and through the dividing line of two frame kitchens and the middle of a 9 inch brick, partition wall, the dividing line between two brick dwellings North 60 degrees, West, 134 feet to a corner of the aforesaid West Montgomery Avenue; thence by the same South 30 degrees, West 19 feet, 10 inches to the place of beginning.

BEING the same premises which Nancy E. Zuccaro, as Trustee of the Nancy E. Zuccaro Trust dated 02/01/2001, by Deed dated May 25, 2005 and recorded in the Montgomery County Recorder of Deeds Office on September 29, 2005 in Deed Book 05573, Page 0231 as Deed Instrument No. 2005140871, granted and conveyed unto Barbara Overhalt, unmarried and David Niblick, unmarried, as Joint Tenants With the Right of Survivorship.

Parcel Number: 14-00-01908-00-4.

Location of property: 119 West Montgomery Avenue, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David Niblick and Barbara Overholt** at the suit of MorEquity, Inc. Debt: \$293,684.58.

**LeeAne O. Huggins**, Attorney.

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

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

14-09649

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of lots made for Charles A. Differ by John E. Burkhardt, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Southeast side of Hamilton Street (66.00 feet wide), at the distance of 152.02 feet Northeastwardly from the Northeastly side of Elm Street (66.00 feet wide); thence extending along the Southeast side of Hamilton Street, North 41 degrees, 30 minutes East, 23.13 feet to a point, a corner of Lot #8; thence along Lot #8, South 48 degrees, 46 minutes East, the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected and the house on the adjoining lot, 170.20 feet to a point on the Northwest side of a 20.00 feet wide alley; thence along said side of said alley, South 41 degrees, 30 minutes West, 23.13 feet to a corner of Lot #6; thence along Lot #6, North 48 degrees, 46 minutes West, 170.20 feet to the first mentioned point and place of beginning.

BEING the same premises which Charles A. Differ and Jean M. Differ, his wife, by Deed dated October 11, 1961 and recorded October 16, 1961 in Montgomery County in Deed Book 3213, Page 41 granted and conveyed unto Howard Price and Grace Price, his wife, in fee.

BEING the same premises which Grace Price, by Deed dated 11/3/07 and recorded 11/30/07 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5673, Page 1592, granted and conveyed unto Scott M. Price, as sole owner.

Parcel Number: 13-00-14916-00-2.

Location of property: 812 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott M. Price** at the suit of Citimortgage, Inc. Debt: \$142,587.36.

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

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

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

14-09962

ALL THOSE CERTAIN lots or tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by Francis W. Wack, R.S., dated 7/1/1949, as follows, to wit:

BEGINNING at an iron pin in the center line of a public road known as State Road, distant 31.05 feet from an iron pin marking the intersection of the center line of Reifsnnyder Road and the aforesaid State Road at a corner of this and other lands of the said Grantors; thence along the same South 64 degrees, 48 minutes East, 160 feet to an iron pin, said course and distance passing over an iron pin on the Easterly side of the aforesaid State Road; thence South 25 degrees, 12 minutes West, 160 feet to an iron pin a corner of this and other lands of the Grantors; thence along the same North 64 degrees, 48 minutes West, 160 feet to an iron pin in the center line of the aforesaid State Road; thence along the center line the same North 25 degrees, 12 minutes East, 160 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph DE Johnette, by Deed from Melinda Campeggio, dated 02/28/2003, recorded 03/11/2003 in Book 5449, Page 661.

Parcel Number: 60-00-02866-00-8.

Location of property: 1234 North State Street, Pottstown, PA 19464-1720.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph DE Johnette and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation. Debt: \$162,441.04.

**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.

14-10264

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as "Ringing Hill Gardens" as laid out for Robert L. Gresh by Ralph E. Shaner & Son Engineering Corporation, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 6, said point being on the Westerly property line of Lynn Drive (50 feet wide) and distant along the same from a point marking the Northwesterly property line intersection, as projected, of Cindy Drive and the aforesaid Lynn Drive, North 33 degrees, 00 minutes East, 135.01 feet; thence along the Northerly side of Lot No. 6, North 50 degrees, 30 minutes West, 168.40 feet to a corner; thence North 39 degrees, 30 minutes East, 142.66 feet to a corner Lot No. 8; thence along the same, South 50 degrees, 30 minutes East, 156.12 feet to a corner on the Westerly side of Lynn Drive; thence along the same by a curve curving to the left having a radius of 628.81 feet and an arc length of 71.33 feet to the point of tangency; thence continuing along the same, South 33 degrees, 00 minutes West, 72.73 feet to a corner and place of beginning.

BEING all of Lot No. 7 on a plan of lots known as "Ringing Hill Gardens."

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Hripto, as Sole Owner by Deed from Barbara A. Asay dated 10/30/2009 recorded 11/05/2009 in Deed Book 5749, Page 1200.

Parcel Number: 42-00-02998-00-2.

Location of property: 1325 Lynn Drive, Pottstown, PA 19464-0000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas Hripto a/k/a Thomas A. Hripto a/k/a Thomas Andrew Hripto and Robert G. Hripto, Personal Representative of The Estate of Thomas Hripto a/k/a Thomas A. Hripto a/k/a Thomas Andrew Hripto, Estate of Thomas Hripto a/k/a Thomas A. Hripto a/k/a Thomas Andrew Hripto** at the suit of Bank of America, N.A. Debt: \$221,804.02.

**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.

14-10359

ALL THAT CERTAIN unit designated on the Declaration of Condominium for Oxford of Blue Bell Condominium, **Whitpain Township**, Montgomery County, Pennsylvania by the recording of a Declaration of Condominium, dated 03-27-06 and recorded 03-28-06 in Deed Book 5594, Page 2698, and First Amendment thereto dated 4/3/2006 and recorded 4/6/2006 at Norristown, Pennsylvania in Deed Book 5596, Page 1281 and a Second Amendment thereto recorded in Deed Book 5690, Page 1857.

BEING Unit No. U-27, Building 103 as being set forth on the Plats and Plans in the aforesaid Declaration of Condominium as Exhibit 'B' therein.

TOGETHER with all the right, title and interest, being a percentage of undivided interest, of, in and to the common elements as being forth in the aforesaid Declaration of Condominium that may be changed from time to time by any Amendments that may be recorded in the future.

TITLE TO SAID PREMISES IS VESTED IN David G. Sulliman, by Deed from Oxford of Blue Bell, L.P., dated 10/22/2009, recorded 10/26/2009 in Book 5748, Page 925.

Parcel Number: 66-00-04603-28-1.

Location of property: 27 Winston Court a/k/a 27 Winston Court, Building 103 U-27, Blue Bell, PA 19422-2531.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **David G. Sulliman** at the suit of Bank of America, N.A. Debt: \$226,357.00.

**Paul Cressman**, Attorney. I.D. #318079

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

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

14-10739

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof known as Whitemarsh Down, Inc., Section No. 2 made by George B. Mebus, Registered Professional Engineer, dated June 20, 1955, as follows, to wit:

BEGINNING at a point on the Southwestly side of Wistar Drive (fifty feet wide) at the distance of twenty-one and ninety-three one-hundredths feet Northwestwardly measured along the said side of Wistar Drive on the arc of a circle curving to the left having a radius of five hundred and seventy-five feet from a point of curve being at the distance of three hundred and nine and ninety-nine one-hundredths feet measured on a bearing of North forty-eight degrees, ten minutes West still along the said side of Wistar Drive from a point of tangent in the same, said point of tangent being at the distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to the left having a radius of twenty-five feet from a point of curve on the Northwestly side of Washington Lane (ninety feet wide); thence extending from said point of beginning South forty-one degrees, forty-nine minutes, fifty seconds West, two hundred and seven and ninety-nine one-hundredths feet to a point; thence extending North forty-eight degrees, forty-nine minutes, fifty-three seconds West, ninety-four and one one-hundredths feet to a point; thence extending

North forty-one degrees, nine minutes, fifty seconds East, one hundred and ninety-seven and twenty-one one-hundredths feet to a point on-the Southwesterly-side of Wistar Drive aforesaid; and thence extending Southeastwardly along the said side of Wistar Drive on the arc of a circle curving to the right having a radius of five-hundred and seventy-five feet the arc distance of ninety-seven and fourteen one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 5 and House No. 1426 Wistar Drive as shown on the above mentioned plan.

BEING the same premises which William H. Owens, III granted and conveyed to William H. Owens, III and Charlena Owens, by Deed dated June 22, 2007, and recorded in the Office of the Montgomery County Recorder of Deeds on October 5, 2007, in Deed Book Volume 5667, at Page 1950.

Parcel Number: 31-00-29431-00-4.

Location of property: 1426 Wistar Drive, Cheltenham Township, County of Montgomery, PA.

The improvements thereon are: Detached, split-level, single family, residential dwelling.

Seized and taken in execution as the property of **William H. Owens, III and Charlena Owens** at the suit of Emigrant Residential, LLC. Debt: \$275,152.33.

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

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

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

14-16657

ALL THAT CERTAIN lot or piece of ground, with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County Commonwealth of Pennsylvania, described according to a plan made of the Maple Hill Development and recorded in the Montgomery County Court House Plan Book Volume A-20, Page 70, on February 15, 1973 more fully bounded and described, as follows:

BEGINNING at a point, the Southwesterly corner of Lot No. 20, at a distance of 164.00 feet more or less, measured North 76 degrees, 47 minutes, 28 seconds East from a point in the centerline of Salem Road (50 feet wide) which point is measured South 13 degrees, 12 minutes, 32 seconds East, 478.74 feet along the centerline of the Salem Road from a point being the intersection of Salem Road and Concord Road (50 feet wide); thence from the point of beginning, along land of Lot No. 19 and through the party wall (the depth of Lot No. 20) the five following courses and distances: (1) North 10 degrees, 12 minutes, 32 seconds West, 10.45 feet to a point (the front of the unit); (2) North 10 degrees, 12 minutes, 32 seconds West, 0.80 feet to a point; (4) North 10 degrees, 12 minutes, 32 seconds West, 41.96 feet to a point (the back of the unit); (5) North 10 degrees, 12 minutes, 32 seconds West, 17.00 feet to a point, a corner; thence extending North 79 degrees, 47 minutes, 28 seconds East, 19.82 feet to a point (the breadth or back of the lot); thence along land of Lot No. 21 and through the party wall (being the depth of the lot) the two following courses and distances: (1) South 10 degrees, 12 minutes, 32 seconds East, 25.00 feet to a point (the back of the unit); (2) South 10 degrees, 12 minutes, 32 seconds East, 44.79 feet to a point, a corner; thence extending South 79 degrees, 47 minutes, 28 seconds West, 20.62 feet (the breadth or front of the lot) to the point and place of beginning.

BEING the same premises which Richard Rapp and Danielle A. Filmyer by Deed dated October 15, 2003 and recorded December 16, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05485, Page 2306, granted and conveyed unto Jeffrey Goldman and Eleanor Goldman, husband and wife as Tenants by the Entirety.

Parcel Number: 48-00-01418-84-7.

Location of property: 71 Salem Road, Schwenksville, PA 19473.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jeffrey Goldman and Eleanor Goldman** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC7, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$147,574.47.

**William E. Miller**, Attorney.

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

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

14-16977

ALL THAT CERTAIN brick message and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania on the West side of York Street, bounded and described, as follows, to wit:

BEGINNING at a point on the west side of York Street at the North side of a 20 feet wide alley at the distance of 140 feet Southwardly from the Southwest corner of Beech and York Streets; thence by said alley Westwardly 90 feet to land of George Kinzer Van Buskirk; thence by the same Northwardly 16 feet, 6 inches to other land of William D. Hertzog; thence by the same Eastwardly 90 feet to the West side of York Street aforesaid, passing in part of said course and distance through the middle of the brick partition or division wall of this and house of the said William D. Hertzog immediately adjoining to the North; thence by the said York Street Southwardly 16 feet, 6 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Urban, Jr. and Robin M. Urban, Co- Executors of the Estate of Joyce E. Urban, deceased, by Deed from Robert Urban, Jr. and Robin M. Urban, Co-Executors of the Will of Joyce E. Urban, a/k/a, Joyce Urban, dated 02/04/2010, recorded 02/26/2010 in Book 5759, Page 2102.

Joyce E. Urban died on 04/11/2009, leaving a Last Will and Testament dated 03/23/1994. Letters Testamentary were granted to Robert Urban, Jr. and Robin M. Urban on 06/22/2009 in Montgomery County, No. 2009-X2078. The Decedent's surviving heirs at law and next-of-kin are Robert Urban, Jr., Robin M. Urban, Renae S. Urban and Randy Urban.

Real Owner Robert Urban, Jr died on 06/02/2012, and upon information and belief, his heirs or devisees, and personal representative, are Robin M. Urban, Renae S. Urban and Randy Urban.

Parcel Number: 16-00-33844-00-7.

Location of property: 169 North York Street, Pottstown, PA 19464-5453.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robin M. Urban, in Her Capacity as Co-Executor of The Estate of Joyce E. Urban, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert Urban, Jr., Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Renae S. Urban a/k/a Renae Cole, Deceased** at the suit of Nationstar Mortgage, LLC. Debt: \$96,325.66.

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

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

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

14-17256

ALL THAT CERTAIN lot or piece of ground, with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery county, PA, described according to a plan made of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book A-20, Page 70, on February 15, 1973 more fully bounded and described, as follows:

BEGINNING at a point, the Southeasterly corner of Lot No. 29 at a distance of 17.55 feet, more or less, measured North 87 degrees, 44 minutes West from a point, which point is measured South 02 degrees, 16 minutes West, 199.37 feet, more or less from a point in the center line of Lexington Road (50 feet wide), which point is measured South 07 degrees, 44 minutes East, 200.16 feet more or less from a point; which point is measured South 39 degrees, 38 minutes East, 140.00 feet, more or less from a point, being the intersection of Lexington Road and Concord Road (50 feet wide); thence from the point of beginning along land of Lot No. 28 and through the party wall, (the depth of Lot No. 29) the three following courses and distances: (1) North 87 degrees, 44 minutes West, 10.45 feet to a point; (the front of the unit); (2) North 87 degrees, 44 minutes West, 42.86 feet to a point, (the back of the unit); (3) North 87 degrees, 44 minutes West, 17.00 feet to a point, a corner; thence extending North 02 degrees, 16 minutes East, 20.70 feet to a point, (the breadth or back of the lot); thence along land of Lot No. 30 and through the party wall (the depth of the lot) the five following courses and distances: (1) South 87 degrees, 44 minutes East, 15.00 feet to a point, (the back of the unit); (2) South 87 degrees, 44 minutes East, 44.48 feet to a point; (3) North 02 degrees, 16 minutes East, 80 feet to a point; (4) South 87 degrees, 44 minutes East, 0.38 feet to a point, (the front of the unit); (5) South 87 degrees, 44 minutes East, 10.45 feet to a point, a corner; thence extending South 02 degrees, 16 minutes East, 21.50 feet (the breadth of the lot) to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stacy O'Neal-Fretz a/k/a Stacy O'Neal, by Deed from Stacy O'Neal-Fretz a/k/a Stacey O'Neal and Leroy A. Fretz, Jr. a/k/a Leroy A. Fretz, dated 08/30/2011, recorded 09/22/2011 in Book 5814, Page 00424.

Parcel Number: 48-00-01419-25-2.

Location of property: 197 Lexington Road, Schwenksville, PA 19473-1202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stacy O'Neal-Fretz a/k/a Stacy O'Neal and Leroy A. Fretz, Jr. a/k/a Leroy A. Fretz** 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: \$206,701.22.

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

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

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

14-18143

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Subdivision of Abbey Downs, made by J. Strats Brokaw, P.C., dated 10/12/1987 last revised 10/26/1988 recorded in Plan Book A-50, Page 306, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Abbey Downs, said point being a corner of Lot 113 as shown on the above mentioned plan; thence extending from said beginning point along Lot 113, North 49 degrees, 13 minutes, 20 seconds West, 102.00 feet to a point; thence extending North 38 degrees, 22 minutes, 31 seconds East, 71.56 feet to a point; thence extending South 49 degrees, 13 minutes, 20 seconds East, 105.00 feet to a point on the Northwesterly side of Abbey Downs; thence extending along the same, South 40 degrees, 46 minutes, 40 seconds West, 71.80 feet to the first mentioned point and place of beginning.

CONTAINING in area - 7,400 square feet.

BEING Lot 114 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Mary Jo McNamara Dougherty by Deed from Timothy G. McCoy and Kathleen H. McCoy, h/w dated 03/30/1999 and recorded 04/24/1999 in the Montgomery County Recorder of Deeds in Book 5268, Page 1800.

Parcel Number: 37-00-00001-78-1.

Location of property: 187 Abbey Drive, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.  
Seized and taken in execution as the property of **Mary Jo McNamara Dougherty and The United States of America** at the suit of Bank of America, N.A. Debt: \$180,208.95.

**Robert W. Williams**, Attorney.

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

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

14-18760

ALL THAT CERTAIN unit in the property known named and identified as Montgomery Place at Welsh Village Condominium, located in **Montgomery 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 Recorder of Deeds Office of Montgomery County of a Declaration dated 7/3/1990 and recorded 7/6/1990 in Deed Book 4951, Page 375, First Amendment thereto dated 8/21/1990 and recorded 7/27/1990 in Deed Book 4953, Page 146, Second Amendment thereto dated 8/21/1990 and recorded 8/23/1990 in Deed Book 4955, Page 1686, Third Amendment thereto dated 9/10/1990 and recorded 9/11/1990 in Deed Book 4957, Page 1333, Fourth Amendment thereto dated 11/13/1990 and recorded 11/16/1990 in Deed Book 4963, Page 617, Fifth Amendment thereto dated 12/13/1990 and recorded 12/20/1990 in Deed Book 4985, Page 1430, Sixth Amendment thereto dated 3/4/1991 and recorded 3/8/1991 in Deed Book 4970, Page 2451, Seventh Amendment thereto dated 3/19/1991 and recorded in Deed Book 4971, Page 2462, Eighth Amendment thereto dated 7/29/1991 and recorded 7/31/1991 in Deed Book 4982, Page 919, Ninth Amendment thereto dated 8/12/1991 and recorded 8/13/1991 in Deed Book 4983, Page 2448, Tenth Amendment thereto dated 9/11/1991 and recorded in Deed Book 4986, Page 1295, Eleventh Amendment thereto dated 1/23/1992 and recorded in Deed Book 4997, Page 727 Restated and Amended Declaration of Montgomery Place at Welsh Village Condominium dated 6/23/1993 and recorded in Deed Book 5045, Page 9915, First Amendment to Restated and Amended Declaration of Montgomery Place at Welsh Village, a Condominium, dated 7/9/1993 and recorded in Deed Book 5047, Page 1528 and Second Amendment to Restated and Amended Declaration dated 8/16/1993 and recorded in Deed Book 5051, Page 698 and a Third Amendment to Restated and Amended Declaration dated 11/16/1993 and recorded in Deed Book 5061, Page 2480 and a Fourth Amendment to Restated and Amended Declaration dated 1/14/1994 and recorded in Deed Book 5067, Page 194, and a Fifth Amendment to Restate and Amended Declaration dated 2/15/1994 and recorded in Deed Book 5077, Page 44 and a Sixth Amendment to Restated and Amended Declaration dated 3/14/1994 and recorded in Deed Book 5072, Page 1245 and a Seventh Amendment to Restated and Amended Declaration dated 4/6/1994 and recorded in Deed Book 5076, Page 911 and an Eighth Amendment to Restated and Amended Declaration dated 7/1/1994 and recorded in Deed Book 5083, Page 1716 and a Ninth Amendment to Restated and Amended Declaration dated 9/1/1994 and recorded In Deed Book 5090, Page 715 and a Tenth Amendment to Restated and Amended Declaration dated 11/22/1994 and recorded in Deed Book 5099, Page 132 and an Eleventh Amendment to Restated and Amended Declaration dated 1/24/1995 and recorded in Deed Book 5105, Page 261 and a Twelfth Amendment to Restated and Amended Declaration dated 5/29/1995 and recorded in Deed Book 5113, Page 2427 and a Thirteenth Amendment to Restated and Amended Declaration dated 7/31/1995 and recorded in Deed Book, 5120 Page 1249 and a Fourteenth Amendment to Restated and Amended Declaration dated 10/16/1995 and recorded in Deed Book 5130, Page 472 by Law's for said Condominium dated and Declaration Plan recorded and made part of the said Declaration and therefore, being and designated as Unit No. 1502 together with a proportionate undivided interest in the Common Elements as set forth in and subject to adjustments as defined in such Declaration and Amendments.

TITLE TO SAID PREMISES IS VESTED IN Kim H. Young by Deed from Michael M. Ulmer and Maria M. Ulmer dated May 26, 2005 and recorded June 29, 2005 in Deed Book 05560, Page 0203.

Parcel Number: 46-00-02807-37-8.

Location of property: 1704 Naomis Court, Unit #1704, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Young H. Kim a/k/a Kim H. Young** at the suit of M&T Bank. Debt: \$128,422.35.

**Carol A. DiPrinzio**, Attorney.

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

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

14-18762

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Greenview Estates, Inc., made by Spotts, Stevens and McCoy, Inc., Civil Engineers and Surveyors, dated 2/10/95, and last revised 6/26/95 and recorded in Plan Book A-55, Page 424-428, inclusive, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Longcross Road (33 feet wide), said point being a corner of Lot No. 135 shown on the above mentioned plan; thence extending from said beginning point and along the aforesaid lot, North 68 degrees, 22 minutes, 17 seconds West through the bed of a certain 20.00 feet wide storm easement and crossing a certain 10.00 feet wide easement, 59.68 feet to a point, a corner of Lot No. 137, as shown on the above mentioned plan; thence extending along the same North 21 degrees, 37 minutes, 43 seconds East, crossing over the aforesaid 20.00 feet wide storm easement and recrossing the aforesaid 10.00 feet wide easement, 108.50 feet to a point on the Southwesterly side of Longcross Road; thence extending along the Southwesterly, Westerly and Northwesterly side of Longcross Road, the three following courses and distance: (1) South 68 degrees, 22 minutes, 17 seconds East, 5.28 feet to a point, a curve; (2) on the arc of a circle, curving to the right, having a radius of 58.50 feet, the arc distance of 96.93 feet to a point of tangent; and (3) South 26 degrees, 33 minutes, 54 seconds West, 45.13 feet to the first mentioned point and place of beginning.

BEING Lot No. 136 as shown on the above mentioned plan.

Parcel Number: 37-00-02576-49-2.

Location of property: 45 Longcross Road, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Carreon-Montes, Administratrix of the Estate of Louis E. Carreon, Deceased Mortgagor and Real Owner** at the suit of HSBC Bank, USA, N.A. Debt: \$230,866.08. **Margaret Gairo**, Attorney.

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

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

14-18792

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 and described according to a plan and survey made thereof by Mertz and Weir, Civil Engineers, on December 1, 1920, known as York Road Heights, more particularly bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Maplewood Avenue (formerly Maple) (fifty feet wide) at the distance of one hundred and fifty feet Northeast from the intersection of the said Maplewood Avenue with the Northwesterly side of Old York Road (seventy feet wide); thence extending along the said side of Maplewood Avenue North forty-nine degrees, thirty-eight minutes West, fifty-one and thirty-two one-hundredths feet to a point; thence extending North forty-five degrees, thirty-three minutes East, one hundred and fifty-eight feet to a point; thence extending South forty-nine degrees, thirty-eight minutes East, seventeen and forty-five one-hundredths feet to a point; thence extending South twenty-eight degrees, seventeen minutes West, one hundred sixty-one and fifty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Dongmei Liu and Haoyu Zeng, husband and wife, by deed dated 04/29/10 and recorded 05/04/10 in Montgomery County Deed Book 5765, Page 02590, granted and conveyed unto Christopher J. Morales and Sara M. Morales, husband and wife.

Parcel Number: 30-00-41712-00-9.

Location of property: 2115 Maplewood Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher J. Morales and Sara M. Morales** at the suit of U.S. Bank, National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$212,428.52 (total amount of judgment).

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

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

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

14-18877

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 Final Plan of 'Lot Line Adjustment, Covered Bridge Estates, III-Phase 2, Section 2, a/k/a Hanover Hunt', Lot No. 17 through Lot No. 23, drawn by Heritage Surveyors & Engineers, Inc., dated 12-3-2002, last revised 1-10-2003 and recorded in Plan Book A-61, Page 214, as follows, to wit:

BEGINNING at a point on the Southerly side of Windy Hill Road, said point of beginning is being at a point a corner of Lot No. 20 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 20 for a portion of the distance and also extending along the line of Lot No. 19 and Lot No. 18 as shown on said plan for the remaining distance, South 42 degrees, 49 minutes, 30 seconds West, 244.48 feet to a point a corner of Lot No. 22 as shown on said plan; thence extending along the line of said Lot No. 22, North 18 degrees, 02 minutes, 20 seconds West, 221.36 feet to a point on the Southerly side of Windy Hill Road, aforesaid; thence extending along the said Southerly side of Windy Hill Road and measuring in a Easterly direction along the arc of a circle curving to the right having a radius of 274.00 feet the arc distance of 244.87 feet to a point a corner of Lot No. 20, aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 21 on said plan.

UNDERAND SUBJECT, however, to an Existing Driveway, Existing Drainage Swale Easement and Drainage Easement all located upon and extending through premises as being more fully shown and set forth on the above mentioned Plan Book and Page.

BEING part of the same premises which Gambone Bros. Development Company, by Deed dated 2-11-2002 and recorded 3-13-2002 at Norristown, Pennsylvania in Deed Book 5399, Page 1644, granted and conveyed unto Hanover Hunt Land Development, Inc., in fee.

TITLE TO SAID PREMISES IS VESTED IN Steven Tyrone Dorsey, by Deed from Hanover Hunt Land Development, Inc., a Pennsylvania Corporation, dated 10/27/2003, recorded 12/05/2003 in Book 5484, Page 1884.

Parcel Number: 47-00-00544-09-3. Map #47059A140.

Location of property: 390 Windy Hill Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven Tyrone Dorsey, Ilisha Dorsey and United States of America** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$377,100.17 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

14-18910

ALL THAT CERTAIN improved unit in the property known, named and identified as Stony Creek Condominium, located in **East Norriton Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, Act 68 Pa., C.S. 3101 et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 17, 1986, in Deed Book 4819, Page 1495 &c., with a First Amendment thereto dated June 22, 1989, as recorded in Deed Book 4936, Page 172 &c. (with a consent to and joinder in thereto dated April 19, 1990, as recorded in Deed Book 4945, Page 536 & c.) and with another amendment thereto dated August 30, 1994, as recorded in Deed Book 5092, Page 1682 &c., and being known and designated as Unit No. 510.

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, and as the same may be changed by any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Karen Christopher by Deed from Hugh D. Brown dated 08/08/2003 recorded 11/07/2003 in Deed Book 5480, Page 1309.

Parcel Number: 33-00-08576-90-4.

Location of property: 510 Stony Way, East Norriton, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen Christopher** at the suit of HSBC Bank USA, N.A. Debt: \$120,536.79.

**Avoid 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.

14-19046

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery, and State of Pennsylvania, described according to a plan made for Valley Gardens, Inc. by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated May 7, 1953 and revised May 15, 1953 which said plan is duly recorded at Norristown in Deed Book No. 2367, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Garfield Avenue (forty-one and five-tenths feet wide) at the distance of three hundred thirty-nine and ninety-nine hundredths feet measured South forty-six degrees, forty-five minutes East along said side of Garfield Avenue from the Southernmost terminus of a radial round corner connected said side of Garfield Avenue with the Southeasterly side of Valley Forge Road (fifty-five feet wide); thence extending along line of Lot No. 3 North forty-three degrees, fifteen minutes East, one hundred fifty-five feet to a point in line of Lot No. 13 on said plan; thence extending along the same South forty-six degrees, fifty-five minutes East, one hundred fifteen feet to a point in line of Lot No. 5 on said plan; thence extending along the same South forty-three degrees, fifteen minutes West, one hundred fifty-five feet to a point on the Northeasterly side of Garfield Avenue; thence extending along the same North forty-six degrees, forty-five minutes West, one hundred fifteen feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

UNDER AND SUBJECT to restrictions appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Hallas and Sherri V. Hallas by Deed from George P. Starkey and Carol E. Starkey, dated October 14, 1998 and recorded November 9, 1998 in Deed Book 5248, Page 0157.

Parcel Number: 56-00-02734-00-9.

Location of property: 957 Garfield Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark J. Hallas and Sherri V. Hallas** at the suit of LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. Debt: \$470,945.96.

**Heidi R. Spivak**, Attorney.

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

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

14-19383

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

BEGINNING at a concrete monument on the Northerly right-of-way line (50 feet wide) of High Street and the Easterly side of Cedar Street (unopened 20 feet wide); thence along the said right-of-way line of High Street North 46 degrees, 15 minutes, 13 seconds East, 139.27 feet to an iron pin, being the corner Lot No. 5 and Lot No. 6 and being the point of beginning for Lot No. 6.

THENCE (A) along Lot No. 5 and passing through a dividing wall North 43 degrees, 44 minutes, 47 seconds West, 102.84 feet to an iron pin; thence (B) in Northeasterly direction along the lands now or late of Falco North 48 degrees, 08 minutes, 00 seconds East, 20.01 feet to an iron pin; thence (C) in a Southeasterly direction along Lot No. 7 and passing through a dividing wall South 43 degrees, 44 minutes, 47 seconds East, 102.18 feet to an iron pin on the Northerly right-of-way line of High Street; thence (D) along the said right-of-way South 46 degrees, 15 minutes, 13 seconds West, 20.00 feet to the said point of beginning.

BEING known as Lot No. 6.

BEING the same premises which Community Housing Services, a Pennsylvania Corporation, by Indenture dated 2/28/2006 and recorded on 7/13/2006 in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book No. 5607, Page 2668, granted and conveyed unto William R. Wood and Sandra L. Wood, husband and wife.

UNDER AND SUBJECT to restrictions as of record.

Parcel Number: 13-00-16796-60-6.

Location of property: 835 High Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sandra L. Wood and William R. Wood** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6. Debt: \$118,568.17.

**Michael McKeever**, Attorney, I.D. #56129

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

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

14-20061

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

BEGINNING at a spike in the middle of Thornbrook Avenue, at the distance of 343.36 feet measured along the middle line of Thornbrook Avenue, Southeastwardly from its junction with the middle line of Ithan Avenue; thence along the middle line of Thornbrook Avenue on the arc of a circle curving to the right having a radius of 280 feet, the arc distance of 142.8 feet (the chord of said arc bears South 30 degrees, 59 minutes, 54 seconds East, 141.24 feet); thence by a small portion of Lot No. 4 South 78 degrees, 11 minutes West, 211 feet to a stone; thence by Lot No. North 35 degrees, 30 minutes West, 82 feet to a stone; and thence North 61 degrees, 44 minutes East, 205.96 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank Scarpato, by Deed from Frank J. Scarpato and Jocelyn L. Scarpato, h/w, dated 12/27/2007, recorded 05/07/2008 in Book 5691, Page 2039.

Parcel Number: 40-00-61564-00-1.

Location of property: 358 Thornbrook Avenue, Bryn Mawr, PA 19010-1660.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank Scarpato** at the suit of JP Morgan Chase Bank, N.A. Debt: \$906,119.50.

**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.

14-20316

ALL THAT CERTAIN brick message or dwelling house, being the Northwesterly half of a double brick dwelling and known as No. 431 and lot or piece of land situate upon the Southwesterly side of Fifth Avenue between Spruce Street and Pine Street, 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 Fifth Avenue at the distance of three hundred and one-half feet Northwesterly from the point of intersection of the center lined of Fifth Avenue and Spruce Street which said point is 800 feet Northwesterly from the center line of Chestnut Street; thence South 49 degrees, West 178 and one-half feet to the Northeastly side of a 20 feet wide alley passing in part of said course and distance on the center of the middle or party wall dividing said double brick dwelling house and along the premises hereinabove described; thence along the Northeastly side of said alley North 41 degrees, West 24 feet to other lands of the said Domenico Tuffillaro and Nicholas B. Tuffillaro; thence by the same North 49 degrees, East 178 and one-half feet to the center line of Fifth Avenue; thence on the center line of Fifth Avenue, South 41 degrees, East, 24 feet to the place of beginning.

BEING the same premises which Joseph W. McDermott, Jr. and Maureen E. McDermott, husband and wife, by Deed dated February 22, 2001 and recorded February 28, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 351, Page 1717, granted and conveyed unto Josue R. Velazquez and Michelle S. Velazquez, husband and wife, in fee.

Parcel Number: 19-00-01264-00-4.

Location of property: 431 North 5th Avenue, Royersford, PA 19468.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michelle S. Velazquez and Josue R. Velazquez** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, by Merger to LaSalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RS2, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$211,292.45.

**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.

14-20492

ALL THAT CERTAIN lot or piece of land, with the message of tenement thereon erected, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 29 and part of Lot No. 30 in a plan of lots laid out by Horace C. Jones, bounded and described, as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Third Avenue at the distance of 101.16 feet Northwesterly from Forest Street, a corner of this and land belonging to Mrs. Bishop; thence by and along said Bishop's land, Southwesterly parallel with Forest Street 125.85 feet to a 15 feet wide alley running from Forest Street to Maple Street, laid out for the use of the lots in common bounding thereon; thence along the Northeasterly side of said alley Northwesterly 26 feet to a corner of Lot No. 28; thence by and along said Lot No. 28, Northeasterly parallel with the first line 125.80 feet to Third Avenue, aforesaid, and along the Southwesterly side thereof, Southeasterly 26 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis Bieler, by Deed from Francis Rakowski, dated 04/15/2003, recorded 06/12/2003 in Book 5459, Page 1686.

Parcel Number: 05-00-11268-00-4.

Location of property: 111 West 3rd Avenue, Conshohocken, PA 19428-1837.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis R. Bieler a/k/a Dennis Bieler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$134,837.45.

**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.

14-20764

ALL THAT CERTAIN unit designated as Unit No. C-4 in the Maple Building being a unit in Spring Mountain Summit, a Condominium located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of Spring Mountain Summit, under the Unit Property Act dated February 22, 1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 4503, Page 4B &c., and first amendment thereto dated February 26, 1981 and recorded in Deed Book 4612, Page 99 and also designated on the Declaration of Spring Mountain Summit recorded in the aforesaid recorder of Deeds Office in Condominium Plan Book 7, Page 80 and a Code of Regulations of Spring Mountain Summit, recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503, Page 480.

TOGETHER with a .91 % undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit".

BEING the same premises which Wendy Lee Alderfer by Deed dated July 21, 1999 and recorded August 5, 1999 in Montgomery County in Deed Book 5282, Page 1107 granted and conveyed unto Kimberly A. Bernard, in fee.

Parcel Number: 20-00-00059-23-6.

Location of property: 2212 Forest Lane, Unit C-4, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Kimberly Bernard** at the suit of First Niagara Bank, N.A. Debt: \$15,096.59.

**Jeffrey G. Trauger**, Attorney.

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

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

14-20811

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected shown on the Plan of the "Webb Subdivision" prepared by Messrs. Franklin and Company, Registered Civil Engineers of the City of Philadelphia and dated April 19, 1954, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Ashbourne Road (thirty-three feet wide), said point being at the distance of thirty-six and twenty-two hundredths feet measured South twenty-eight degrees, thirty-eight minutes, thirty seconds East from an angle point on the said Northeast side of Ashbourne Road, said angle point being at the distance of two hundred thirty-eight and thirty hundredths feet measured South forty-eight degrees, twenty-eight minutes, no seconds East from a point of curve of a circular corner, with a twenty feet radius, curving to the right into Juniper Street (forty feet wide); thence North forty-one degrees, twenty-seven minutes, ten seconds East along land of the Estate of Katie S. Webb, two hundred sixteen and forty-two hundredths feet to a point; thence extending South forty-eight degrees, twenty-three minutes, fifty seconds East still along the same, one hundred twenty-five feet to a point; thence extending South forty-one degrees, twenty-seven minutes, ten seconds West, by land of Michael Gavula, two hundred fifty-four and sixty-eight hundredths feet to a point on the Northeast side of the said Ashbourne Road; thence extending along the said Northeast side of Ashbourne Road, North forty-six degrees, fifty-nine minutes, forty seconds West, nineteen and ninety-five hundredths feet to an angle point in the same; thence extending still along the same, North twenty-eight degrees, thirty-eight minutes, thirty seconds West, one hundred eleven and seventy-four hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Leonard J. Cooper and Davis Starobin, Co-Executors of the Estate of Leonard Starobin, Deceased granted and conveyed to Jeffrey C. Bado and Kathy J. Bado, by Deed dated March 26, 1996, and recorded in the Office of the Montgomery County Recorder of Deeds on April 3, 1996, in Deed Book Volume 5145, at Page 1402.

Parcel Number: 31-00-00793-00-4.

Location of property: 1615 Ashbourne Road, Cheltenham Township, County of Montgomery, PA.

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

Seized and taken in execution as the property of **Jeffrey C. Bado, Kathy J. Bado and The United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2004-3T1, Mortgage Pass-Through Certificates, Series 2004-3T1. Debt: \$376,234.43.

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

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

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

14-21921

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan made by Barton and Martin R. E., dated May 21st 1945, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wilson Avenue (33 feet wide) at the distance of 86 feet from the intersection of the Southeasterly side of Huber Street (33 feet wide) and the Southwesterly side of Wilson Avenue (33 feet wide); thence extending South 36 degrees, 45 minutes West, 90.46 feet to a point in line of right-of-way of the North Railroad Company; thence extending along said right-of-way line South 60 degrees, 23 minutes, 40 seconds East, 21.78 feet to a point; thence extending North 36 degrees, 45 minutes East, 87.74 feet, passing partly through a party wall of this and the adjoining property, to a point in the Southwesterly side of Wilson Avenue; thence extending along said side of Wilson Avenue North 53 degrees, 15 seconds West, 21.63 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa Ann Kurtz, by Deed from Geraldine L. Anderson and Lucia S. Faust, Co-Executrices of the Estate of Sadie D. Santucci, deceased, dated 02/28/2002, recorded 04/02/2002 in Book 5401, Page 1728.

Parcel Number: 31-00-29188-00-4.

Location of property: 152 Wilson Avenue, Glenside, PA 19038-3422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Ann Kurtz** at the suit of Citimortgage, Inc. s/b/m to AMRO Mortgage Group, Inc. Debt: \$68,173.78.

**Paul Cressman**, Attorney. I.D. #318079

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

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

14-23776

ALL THAT PARCEL of land, in **East Norriton Township**, Montgomery County, Commonwealth of Pennsylvania, as more fully described in Deed Book 5428, Page 2242, ID #330001672005, being known and designated as all that certain lot or piece or ground with the buildings and improvements thereon erected situate in East Norriton Township, County of Montgomery, Commonwealth of Pennsylvania, and described according to a Plan of Lots DeKalb Manor, made by Damon and Foster Civil Engineers of Sharon Hill, PA on 7/31/1952 and last revised 7/18/1953 as follows, to wit:

BEGINNING at a point on the Southwest side of Colonial Drive (60 feet wide) measured on the two following courses and distances from a point of tangent on the Northwest side of Valley View Road (50 feet wide): (1) 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 of compound curve on the Southwest side of Colonial Drive; (2) along the Southwest side of Colonial Drive in a general Northwesterly direction on the arc of a circle curving to the left having a radius of 317 feet the arc distance of 75.72 feet to the point of beginning; thence extending from the said beginning point South 66 degrees, 23 minutes West, 105.99 feet to a point; thence extending North 80 degrees, 31 minutes, 50 seconds West, 45.21 feet to a point; thence extending North 55 degrees, 47 minutes West, 10 feet to a point; thence extending North 34 degrees, 13 minutes East, 125 feet to a point on the Southwest side of Colonial Drive; thence extending South 55 degrees, 47 minutes East along the Southwest side of Colonial Drive, 7 feet to a point of curve; thence extending still along the said side of Colonial Drive in a general Southeasterly direction on the arc of a circle curving to the right having a radius of 317 feet the arc distance of 102.25 feet to the point and place of beginning.

BEING Lot #140 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Anne Dozier, by Deed from Richard R. Culberson and Sandra L. Culberson, h/w, dated 08/30/2002, recorded 10/08/2002 in Book 5428, Page 2242.

Parcel Number: 33-00-01672-00-5.

Location of property: 102 Colonial Drive, Norristown, PA 19401-1805.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anne Dozier** at the suit of JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC. Debt: \$219,693.43.

**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.

14-24081

ALL THAT CERTAIN lot or land with the buildings and improvements thereon erected, situated in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan dated April 7, 1962, and revised April 7, 1967, by George R. Nevells, Registered Surveyor, Quakertown, Pennsylvania.

BEGINNING at a spike in the centerline of Lywiski Road (33 feet wide) a corner of other lands of the Grantors, of which this is a part; said place of beginning being South 50 degrees, 43 minutes, 30 seconds East, along said centerline 311.54 feet from its intersection with the centerline of Collegeville Road; thence along said other lands of the Grantors North 45 degrees, 30 minutes East, the distance of 280.58 feet to an iron pin, a corner in line of lands of Pheasant Hill Farm; thence along the same South 47 degrees, 45 minutes East, the distance 149.36 feet to an iron pin, a corner of lands formerly of the Grantors; thence along the same South 45 degrees, 30 minutes West, the distance of 272.79 feet to a nail, a corner in the centerline of Lywiski Road; thence along the same North 50 degrees, 43 minutes, 30 seconds West, the distance of 150.00 feet to the place of beginning.

CONTAINING 41.258 square feet, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Maynard and Gwen A. Maynard, his wife, as Tenants by the Entireties deeded by Edward F. Urick and Geraldine Urick, his wife, dated 05/23/91, recorded 05/28/91, in Book/Page 4976/1833.

Parcel Number: 51-00-02338-00-5.

Location of property: 3879 Lywiski Road, Skippack, PA 19474.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gwen A. Maynard and Christopher J. Maynard** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2003-W3. Debt: \$195,443.96.

**Paul Cressman**, Attorney. I.D. #318079

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

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

14-24165

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected situate in **Skippack Township**, Montgomery County, Commonwealth of Pennsylvania, and bounded and described according to a certain plan thereof known as Topographical Survey made for Mobil Oil Corporation by Urwiler and Walter, Inc. Engineers, dated February 24, 1969, as one parcel, as follows, to wit:

BEGINNING at a point at P.K. Nail formed by the intersection of center line of Skippack Pike (T.R. 73) (33 feet wide) with the center line of Bridge Road (L.R. 113) (33 feet wide); thence extending from said point of beginning: (1) South 31 degrees, 9 minutes, 30 seconds East along the center line of Skippack Pike 175 feet to a point; thence extending (2) South 45 degrees, 31 minutes, 30 seconds West crossing the Southwesterly side of Skippack Pike along lands now or late of Cher-den, Inc. 222.91 feet to a point in the line of lands now or late of Frank P. Wilmer; thence extending (3) North 27 degrees, 19 minutes, 11 seconds West along the last mentioned lands crossing the Southwesterly side of a tributary of Skippack Creek re-crossing the Southwesterly side of said creek and also crossing the Southeasterly side of Bridge Road, aforesaid, 176.62 feet to a P.K. Nail set in the bed of said creek also in the center line of Bridge Road; thence extending (4) North 45 degrees, 6 minutes, 30 seconds East along the center line of Bridge Road crossing the Northeasterly side, of the aforesaid tributary of Skippack Creek 211.12 feet to the first mentioned point of intersection and place of beginning.

BEING the same premises which Getty Petroleum Marketing, Inc., a Maryland Corporation, by Deed dated October 5, 2009, as recorded in the Office of the Recorder of Deeds of Montgomery County, PA in Deed Book 5746, Page 1273 &c., granted and conveyed unto Whippain Skippack, L.P. a Pennsylvania Limited Partnership, its successor and assigns, in fee.

Parcel Number: 51-00-03469-00-8.

Location of property: 4124 Skippack Pike, Skippack Township, Skippack, PA 19474.

The improvements thereon are: Commercial Property/Gas Station.

Seized and taken in execution as the property of **Whipain Skippack, LP** at the suit of John Fuchs. Debt: \$4,968,300.00.

**Max L. Lieberman**, Attorney.

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

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

14-24473

ALL THAT CERTAIN parcel of land, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated, as follows:

BEGINNING at a point on the Southeastery side of Buttonwood Street at the distance of 109.44 feet Northeastly from the Northeast side of Washington Street; thence in a Southeastly direction at right angles to Buttonwood Street, along the land now or late of Irene Goldberg, wife of Ralph Goldberg, 97-1/2 feet to the middle of a certain 15 feet wide alley, laid out by Dante DiRocco for the use of the owners and occupiers of the properties abutting thereon; thence Northeastly along the centerline of said alley 17.86 feet to a point a corner; thence Northwestly parallel to the first line, the line passing through the middle of the partition wall between this and adjoining premises now or late of Harry J. and Aleda K. Perrine, 97-1/2 feet to the Southeastly side of Buttonwood Street; and thence along the said side of Buttonwood Street Southwestly 17.86 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Laura Marshall, as a 99% interest and Diane Phillips, as to a 1 % interest, as Tenants in Common, conveyed by Laura Marshall, widow, in Deed Book 5100, Page 2448, dated 12/16/1994 in the Recorder's Office of Montgomery County.

Parcel Number: 13-00-05184-00-5.

Location of property: 212 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Twin 2 story single family dwelling.

Seized and taken in execution as the property of **Diane Phillips and Laura Marshall** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, et al. Debt: \$134,237.97.

**Richard J. Nalbandian**, Attorney.

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

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

14-25198

ALL THAT CERTAIN frame message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania known as 545 Chestnut Street, bounded and described, as follows, to wit:

BEGINNING at the North side of Chestnut Street at a corner of this and land late of Henry Royer, now Michael Paota; thence by the North side of said Chestnut Street Eastwardly 30 feet to a corner of land late of Henry P. Engle, now George Sell; thence by the same Northwardly 140 feet, more or less, to a 20 feet wide alley; thence by the same Westwardly 30 feet to a corner of the aforesaid Michael Paota's land; thence by the same Southwardly 140 feet to the place of beginning.

Parcel Number: 16-00-06348-00-8.

Location of property: 545 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly A. Livers** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$61,909.03.

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

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

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

14-25465

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for Quaker Construction by Showalter and Associates, Surveyors, Chalfont, Pennsylvania, dated March 1, 1986 and last revised December 5, 1986 and recorded in the Office of the Recorder of Deeds in Plan Book A-48, Page 71, as follows, to wit:

BEGINNING at a point of curve in the cul-de-sac of Stafford Circle measured the four following courses and distances from a point of curve on the Northeastly side of Montgomery Glen Drive: (1) 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; (2) North forty degrees, fifty-four minutes, fifty seconds East, three hundred thirteen and fifty-three one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of fifty feet, the arc distance of fifty-nine and ninety-three one-hundredths feet to a point of reverse curve; (4) on the arc of a circle curving to the right having a radius of sixty feet, the arc distance of one hundred nine and fifty one-hundredths feet to a point, a corner of Lot No. 58; thence extending from said point and place of beginning along said lot the two following courses and distances: (1) North thirteen degrees, eleven minutes, fifty-nine seconds West, sixty-two and eighty three one-hundredths feet to a point; (2) North forty-nine degrees, five minutes, ten seconds West, fifty-five and forty-nine one-hundredths feet to a point, a corner of Lot No. 38; thence extending along said lot, North forty degrees, fifty-four minutes, fifty seconds East, ninety-three and thirty-three one-hundredths feet to a point; thence extending South forty-nine degrees, five minutes, ten seconds East, eighty-nine and thirty-eight one-hundredths feet to a point, a corner of Lot No. 60; thence extending along said lot the two following courses and distances passing through a partition wall: (1) South forty degrees, fifty-four minutes, fifty seconds West, eighty-five feet to a point; (2) South ten degrees, forty minutes, eight seconds West, forty-three and seventy-two one-hundredths feet to a point of curve in the cul-de-sac of Stafford Circle; thence extending along said cul-de-sac on the arc of a circle curving to the left having a radius of sixty feet, the arc distance of fifteen and fifty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 59 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Darryl E. Thompson and Tina L. Thompson, by Deed from Lau Kar Cheong, a/k/a Paul Lau, dated 10/25/2007, recorded 11/05/2007 in Book 5671, Page 415.

Parcel Number: 46-00-03403-60-1.

Location of property: 121 Stafford Circle, Lansdale, PA 19446-6403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darryl E. Thompson and Tina L. Thompson** at the suit of Pennymac Loan Services, LLC. Debt: \$237,276.89.

**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.

14-25490

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

BEGINNING at a point the Northwest corner of Second and Johnson Streets; thence Northwardly by said Johnson Street 115 feet to land now or late of William D. Hertzog; thence by the same Westwardly 29 feet, 3 inches to land now or late of Bessie Y. Eagle; thence by the same Southwardly 115 feet to the North side of Second Street aforesaid, passing in part of said course and distance thru the middle of the brick division or partition wall of this and house of said Bessie Y. Eagle; thence by the North side of Second Street Eastwardly 23 feet, 6 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mahlon R. Stoudt and Patricia J. Stoudt, his wife, by Deed from Peter L. Stanish and Rochelle A. Stanish, his wife, dated 08/26/1971, recorded 09/15/1971 in Book 3698, Page 75.

The said Mahlon R. Stoudt died on 2/2/2000, vesting sale ownership in Patricia Stoudt as Surviving Tenant by the Entireties.

Parcel Number: 16-00-25328-00-9.

Location of property: 3 West 2nd Street a/k/a 3 West Second Street, Pottstown, PA 19464-5205.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia J. Stoudt** at the suit of First Niagara Bank, N.A. s/b/m to Harleysville National Bank and Trust Company. Debt: \$87,569.18.

**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.

14-26003

ALL THAT CERTAIN piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plat thereof made for Glenside Bond and Mortgage Company, by Charles E. Shoemaker, Registered Professional Engineer, dated 2/22/1962 and revised 5/2/1962 said plan being recorded in Office of the Recorder for Deeds for Montgomery County at Norristown, Pennsylvania, in Plan book B-7, Page 72, as follows, to wit:

BEGINNING at a point on the Southeast side of Lukens Avenue (40 feet wide) said point being at the distance of 62.50 feet measured South 42 degrees, 5 minutes West along the Southeasterly side of Lukens Avenue from its point of intersection with the Southwesterly side of Miriam Avenue (40 feet wide).

CONTAINING in front or breadth Southwardly along the Southeasterly side of Lukens Avenue 62.50 feet and extending of that width in length or depth Southwardly between parallel lines at right angles Lukens Avenue 100 feet.

BEING part of Lots Nos. 17, 18, 19, 20, on plan of "Evergreen Manor" Section #25 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bernadette Glasgow, an unmarried woman, by Deed from Bernadette Potts, n/k/a, Bernadette Glasgow, an unmarried woman, dated 05/22/2012, recorded 06/15/2012 in Book 5838, Page 994.

Parcel Number: 30-00-39792-00-3.

Location of property: 1565 Lukens Avenue, Abington, PA 19001-1434.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bernadette Glasgow a/k/a Bernadette Potts** at the suit of Wells Fargo Bank, N.A. Debt: \$231,997.13.

**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.

14-26019

ALL THOSE THREE CERTAIN lots or pieces of ground, being Lots Nos. 144, 145, and 146, bounded and described as one lot, situate in **Lansdale Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey made thereof for Wellington H. Rosenberry by Herbert H. Metz, Registered Engineer and Land Surveyor, of Lansdale, PA dated December 20, 1943, as follows, to wit:

BEGINNING at a point situate in the Northwest side line of Walnut Street, as laid out forty feet wide, said point being at a distance of one hundred sixty-three feet and forty-seven one-hundredths of a foot from the intersection of the Northwest side line of Walnut Street aforesaid, as projected, with the Northeast side line of Sycamore Drive, as projected, and as laid out forty feet wide; thence extending along the Northwest side line of Walnut Street aforesaid,

South seventy-one degrees, forty-five minutes West, one hundred forty-four feet and eighty-one one-hundredths of a foot to a point; thence along a line curving to the right with a radius of thirty feet an arc of thirty-three feet and thirty-eight one-hundredths of a foot to a point situate in the Northeast side line of Sycamore Drive aforesaid; thence extending along the same North forty-four degrees, thirty minutes West, one hundred eight feet and sixty-seven one-hundredths of a foot to a point, a corner of this and Lot No. 147 on said plan; thence extending along the same North forty-five degrees, thirty minutes East, one hundred forty-six feet and twenty-four one-hundredths of a foot to a point, a corner; thence extending South forty-four degrees, thirty-six minutes East, one hundred ninety-nine feet and sixty-eight one-hundredths of a foot to the first mentioned point and place of beginning.

SAID PREMISES were formerly situate in the Township of Montgomery, but by annexation proceeding, are now situate in the Borough of Lansdale.

BEING the same premises which William C. Regli, Executor of the Estate of Beatrice H. Regli, Deceased and Francis E. Regli and William C. Regli by Deed dated 10/23/2000 and recorded 11/14/2000 in Montgomery County in Deed Book 5338, Page 615 granted and conveyed unto Bernadette Bradley.

Parcel Number: 11-00-11532-00-4.

Location of property: 201 North Wales Road, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bernadette Bradley** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$263,892.09.

**Jennifer Lynn 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.

14-26632

PREMISES 'A' - LOT #1

ALL THAT CERTAIN lot or tract of ground situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a plan thereof made August 23, 1985 by Charles E. Shoemaker, Inc. Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Radcliffe Avenue (40 feet wide) said point being at the distance of 450 feet measured North 49 degrees, 15 minutes, 0 seconds West along the said Northeasterly side of Radcliffe Avenue from a point of tangency said point being at the arc distance of 15.71 feet measured Southwestwardly, Westwardly and Northwestwardly on the arc of a circle curving to the right with a radius of 10 feet from a point of curvature on the Northwesterly side of Colonial Avenue (40 feet wide); thence extending from the place of beginning North 49 degrees, 15 minutes, 0 seconds West along the said Northeasterly side of Radcliffe Avenue 70 feet to a point on the line dividing Lot No. 1 from Lot No. 2; thence along the same North 40 degrees, 45 minutes, 0 seconds East, 100 feet to a point; thence South 49 degrees, 15 minutes, 0 seconds East, 70 feet to a point; thence South 40 degrees, 45 minutes, 0 seconds West, 100 feet to a point on the said Northeasterly side of Radcliffe Avenue and place of beginning.

CONTAINING 7,000.00 square feet.

PREMISES 'B' - LOT #2

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a plan thereof made August 23, 1985 by Charles E. Shoemaker, Inc. Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Radcliffe Avenue (40 feet wide) said point being at the distance of 520 feet measured North 49 degrees, 15 minutes, 0 seconds West along the said Northeasterly side of Radcliffe Avenue from a point of tangency, said point being at the arc distance of 15.71 feet measured Southwestwardly, Westwardly and Northwestwardly on the arc of a circle curving to the right with a radius of 10 feet from a point of curvature on the Northwesterly side of Colonial Avenue (40 feet wide); thence extending from the place of beginning North 49 degrees, 15 minutes, 0 seconds West along the Northeasterly side of Radcliffe Avenue 50 feet to a point; thence North 40 degrees, 45 minutes, 0 seconds East, 100 feet to a point; thence South 49 degrees, 15 minutes, 0 seconds East, 50 feet to a point on the line dividing Lot No. 2 from Lot No. 1; thence along the same South 40 degrees, 45 minutes, 0 seconds West, 100 feet to a point on the said Northeasterly side of Radcliffe Avenue and place of beginning.

BEING Lot No. 2 on Plan of Property made for Terrell Marshall, Jr.

CONTAINING 5,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN Steven M. Webb, by Deed from John Shema, dated 09/28/2001, recorded 10/15/2001 in Book 5380, Page 1699.

Parcel Numbers: 30-00-55044-00-6, 30-00-55048-00-2.

Location of property: 2539 Radcliffe Avenue, Roslyn, PA 19001-3106.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven M. Webb** at the suit of Wells Fargo Bank, N.A. Debt: \$159,181.63.

**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.

14-26710

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

BEGINNING at an iron pin in the Western sideline of Washington Avenue, a forty-nine feet wide street, a corner of other lands of Preston S. Alderfer and Wilner R. Detweiler, or Lot No. 2; thence along the said sideline of said street South twenty-nine degrees, twenty-five minutes East the distance of twenty-six and five one-tenths feet to an iron pin a corner of other lands of Detweiler and Alderfer or Lot No. 4.; thence along said land, the line passing through the party wall of buildings located hereon and those located on adjoining lands of Detweiler and Alderfer, South sixty degrees, thirty-five minutes West the distance of one-hundred fifty-one and ninety-five one-hundredths feet to an iron pin in the Eastern sideline of sixteen feet wide alley dedicated for the use of this and adjoining property owners; thence along said alley North twenty-six degrees ten minutes West the distance of twenty-six and fifty-four one-hundredths feet to an iron pin a corner of other lands of Detweiler and Alderfer or Lot No. 2; thence along said lands of Lot No. 2, North sixty degrees, thirty-five minutes East the distance of one hundred fifty and fifty-four one-hundredths feet in the place of beginning.

BEING the same premises which Audrey J. Rodriguez, by Deed dated May 30, 1996 and recorded June 11, 1996 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book Deed Book 5150, Page 1271, granted and conveyed unto Ronald Lee Tasker, in fee.

Parcel Number: 21-00-07584-00-9.

Location of property: 150 Washington Avenue, Souderton, PA 18964.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ronald Lee Tasker** 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: \$113,070.34.

**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.

14-26781

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 Plan of Property of Hobby Horse Farms, Inc., made by Donald R. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania dated 10/30/1964 and recorded in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING on the Northwesterly side of Eisenhower Drive (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Northeasterly side of Taft Road (50 feet wide): (1) extending along 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 reverse curve on the Northwesterly side of Eisenhower Drive, aforesaid; (2) extending along the aforesaid Eisenhower Drive on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 88.84 feet to a point of tangent on the aforesaid Eisenhower Drive; thence (3) extending along the same, North 47 degrees, 26 minutes, 20 seconds East, 342.70 feet to the point of beginning; thence extending from said point of beginning along the aforesaid Northwesterly side of Eisenhower Drive North 47 degrees, 26 minutes, 20 seconds East, 100 feet to a corner of Lot No. 99 as shown on said plan; thence extending along the Southwesterly line of Lot No. 99 as shown on said plan North 42 degrees, 33 minutes, 40 seconds West, 200 feet to a point a corner of Lot No. 119 as shown on the said plan; thence extending along the rear line of Lot No. 119 as shown on the said plan South 47 degrees, 26 minutes, 20 seconds West, 100 feet to a point a corner of Lot No. 97 as shown on said plan; thence extending along the Northeasterly line of Lot No. 97 as shown on said plan, South 42 degrees, 33 minutes, 40 seconds East, 200 feet to the first mentioned point and place of beginning.

BEING Lot No. 98 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph Shemar, Jr. and Donna Shemar by deed from Paul E. Klinitas and Donna M. Anderson, dated July 31, 1989 and recorded August 9, 1989 in Deed Book 4919, Page 1903.

Parcel Number: 33-00-02467-00-2.

Location of property: 3009 Eisenhower Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Shemar, Jr. and Donna Shemar** at the suit of LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. Debt: \$377,700.12.

**Carol A. DiPrinzio**, Attorney.

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

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

14-27310

Premises A:

ALL THAT CERTAIN lots or tracts of land, situate along Pottstown Avenue, also known as State Route No. 663, in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania as appear according to a certain survey by William H. Dechant, C.E. and laid out on a plan of Hanoverville by the Arlington Real Estate Company of Reading, PA, dated February 1910 as recorded at Norristown in the Office for the Recording of Deeds in Deed Book 654 at Page 500, more particularly described, as follows, to wit:

Lots Nos. 20 through 24 of Hanoverville Plan.

Parcel No. 57-00-03112-00-8.

## Premises B:

ALL THOSE CERTAIN four adjoining lots or pieces of ground, being Lot Numbers 25, 26, 27 and 28 on Plan of Lots as plotted and laid out by the Arlington Real Estate Company of Reading, PA, under and by the name of Hanoverville, situate on the Northwestern side of Sixth Street, Hanoverville, in **Upper Hanover Township**, County of Montgomery and State of Pennsylvania, bounded on the Northwest by a 20 feet wide alley, on the Northeast by Lot No. 24, on the Southeast by Sixth Street, and on the Southwest by Lot No. 29.

CONTAINING in front along Sixth Street 80 feet and in depth from Sixth Street to said Alley 181 feet more or less. Parcel No. 57-00-03109-00-2.

BEING the same premises which H. Beth Stahl, by Deed dated May 12, 2010 and recorded in the Montgomery County Recorder of Deeds Office on May 18, 2010 in Deed Book 5767, Page 693, granted and conveyed unto Scott Trumbauer. Parcel Numbers: 57-00-03112-00-8 and 57-00-03109-00-2.

Location of property: 1515 Pottstown Avenue, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Scott Trumbauer** at the suit of JP Morgan Chase Bank, National Association. Debt: \$189,972.15.

**LeeAnne O. Huggins**, Attorney.

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

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

14-27539

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

BEGINNING at a point on the Southwesterly side of Oakdale Avenue at the distance of three hundred seventy-four and twenty-five one-hundredths feet Northwesterly from the middle line of Trooper Road, twenty-four feet wide, apoint a corner of land of Richard Ewing; thence extending along the said land, South thirty-seven degrees, fifty-six minutes West, two hundred eighty-eight feet more or less to a point, a corner of land of Clayton L. Brown; thence extending along said land, North fifty-two degrees, twenty-four minutes West, one hundred feet to an iron pipe, a corner of land of Clayton L. Brown; thence extending along said land North thirty-seven degrees, fifty-six minutes East, two hundred eighty-eight feet more or less to a point on the Southwesterly side Oakdale Avenue, aforesaid; thence extending along the said Southwesterly side of Oakdale Avenue. South fifty-two degrees, forty-two minutes East, one hundred feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to agreement of record.

TITLE TO SAID PREMISES IS VESTED IN Lorie A. Pearl and Kenneth R. Pearl by Deed from Dolores R. Bechtel and spouse if any dated June 15 2007 and recorded July 12, 2007 in Deed Book 5655, Page 00330.

Parcel Number: 43-00-09619-00-4.

Location of property: 16 Oakdale Avenue, Trooper, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lorie A. Pearl and Kenneth R. Pearl** at the suit of Green Tree Servicing, LLC. Debt: \$243,421.31.

**Joseph F. Riga**, Attorney.

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

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

14-28206

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Burkhardt Associates, Surveyors on January 27, 1960, as follows, to wit:

BEGINNING at a point in the center line of Johnson Highway (60.00 feet wide which point is located South 49 degrees, 56 minutes, 00 seconds East, 10.00 feet from a track in said road and in line of land now or late of Walter T. Stock; thence extending South 49 degrees, 56 minutes, 00 seconds East, along the center line of said Johnson Highway 60.00 feet to a point; thence extending South 41 degrees, 10 minutes, 30 seconds West, 150.03 feet to a point, a stake; thence extending North 49 degrees, 56 minutes, 00 seconds West, along line of land now or late of Thomas Zummo 57.10 feet to a point, an iron pin; thence extending North 40 degrees, 04 minutes, 00 seconds East, along the Southeastly side of a certain ten feet wide reserved strip 150.00 feet to a point in the center line of Johnson Highway, being the first mentioned point and place of beginning.

Parcel Number: 13-00-17716-00-1.

Location of property: 430 East Johnson Highway, Norristown Borough, Montgomery County, PA.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **AAD Properties, LLC and The United States of America as Instrumentality for the Internal Revenue Service** at the suit of Tompkins VIST Bank f/k/a VIST Bank, Successor by Assignment to the Federal Deposit Insurance Corporation, as Receiver of Allegiance Bank of North America, Bala Cynwyd, Pennsylvania. Debt: \$221,063.12.

**Joseph L. Hanes**, Attorney.

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

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

14-28557

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, of the Orchard Phase, made for H. Hasaan Builder, Inc., made by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated April 24, 1984 and last revised February 22, 1985, said plan recorded in the Office of the Recorder of Deeds, at Norristown, Montgomery County, PA, in Plan Book A-46, Page 469, as follows, to wit:

BEGINNING at a point on the Northeast side of Elberta Drive (50 feet wide) said point being measured along Elberta Drive the two (2) following courses and distances from the Northernmost terminus of a round corner, connecting the Northeast side of Elberta Drive with the Southeast side of Red Haven Drive (50 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 10 feet, the arc distance of 15.71 feet, and; (2) South 35 degrees, 45 minutes, 00 seconds East, 195 feet to a point, a corner of Lot #221 and place of beginning; thence, from said place of beginning, leaving the Northeast side of Elberta Drive and along Lot #21, North 54 degrees, 15 minutes, 00 seconds East, 133.14 feet to a point, a corner in line of Lot #223; thence, along Lot #221, South 22 degrees, 23 minutes, 40 seconds East, 40.54 feet to a point, a corner of Lot #223; thence, along Lot #223, South 54 degrees, 15 minutes, 00 seconds West, 123.32 feet to a point, on the Northeast side of Elberta Drive; thence, along Elberta Drive, the two (2) following courses and distances, viz: (1) on the arc of a circle, curving to the right, having a radius of 655 feet, the arc distance of 24.68 feet to a point of tangent, and; (2) North 35 degrees, 45 minutes, 00 seconds West, 14.74 feet to a point, a corner of Lot #221 and first mentioned point and place of beginning.

BEING Lot #222 on said plan.

UNDER AND SUBJECT to Restrictions, Rights, Agreements, Conditions, Easements, etc., as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Eun Hee Chung and Kyu Bong Han, by Deed from Eun Hee Chung, (f/k/a, Eun Hee Han) and Kyu Bong Han, dated 11/13/2003, recorded 01/05/2004 in Book 5488, Page 1141.

Parcel Number: 46-00-00938-16-8.

Location of property: 104 Elberta Drive, North Wales, PA 19454-1445.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kyu Bong Han and Eun Hee Chung** at the suit of Santander Bank, N.A. Debt: \$105,258.34.

**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.

14-28721

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania bounded and described in subdivision plan as part of "Reserve at Trewellyn" prepared for The Cutler Group, Inc." made by Stout, Tacconelli and Associates, Inc., dated September 6, 1996 last revised April 23, 1997 set plan being recorded in plan Book A-57, Page 160-163, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac at the terminus of Tenby Court, said point of beginning being a corner of Lot 6 as shown on the above mentioned plan: thence extending from said point of beginning along Lot 6 South 44 degrees, 27 minutes, 36 seconds East partly passing through various easement 110.49 feet to a point; thence extending crossing along said easement South 41 degrees, 38 minutes, 45 seconds East, 84.33 feet to a point; thence extending North 89 degrees, 27 minutes, 00 seconds West, 35 feet to a point a corner of Lot 8; thence extending along the same re-crossing said easements North 00 degrees, 33 minutes, 00 seconds East, 133.29 a point on the Southerly side of said cul-de-sac along the arc of a circle curving to the left, having a radius of 40 feet the arc distance of 14.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 7,939 square feet.

BEING Lot 7 as shown on the above mentioned plan.

BEING the same premises which The Cutler Group, Inc. by Indenture dated 12/30/1999 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5303/1148, granted and conveyed unto Julius Tarsi and Bridget Tarsi as Tenants by the Entireties, in fee.

AND THE SAID Bridget Tarsi departed this life on March 6, 2008 and title vested into the said Julius Tarsi by due operation of law.

Parcel Number: 39-00-04251-70-5.

Location of property: 1210 Tenby Court, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Julius D. Tarsi as Executor of the Estate of Julius Tarsi a/k/a Julius A. Tarsi, Sr., Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$404,545.47.

**Michael McKeever**, Attorney. I.D. #56129

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

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

#### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on March 25, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Russell J. Bono, Sheriff

**ACTION IN DIVORCE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2014-33603  
IN DIVORCE

**GIFTY GBEWONYO,**  
Plaintiff

vs.

**SYLVESTER GBEWONYO,**  
Defendant

**TO: SYLVESTER GBEWONYO**

NOTICE is given to Sylvester Gbewonyo that Gifty Gbewonyo filed for divorce on 12/23/2014, Docket No. 2014-33603, seeking a divorce by two-year separation under Section 3301(d) of the Divorce Code (based upon a separation date of March 1, 2003). **An Order allowing Plaintiff to serve Defendant by publication was issued on 1/13/2015 by the Honorable Kelly C. Wall, Judge of the Montgomery County Court of Common Pleas.**

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**PLAINTIFF’S SECTION 3301(D) AFFIDAVIT**

If you wish to deny any of the statements set forth in this affidavit, you must file a counter-affidavit within twenty (20) days after this affidavit has been served on you or the statements will be admitted: 1) The parties to this action separated 3/1/2003 and have continued to live separate and apart for a period of at least two years; 2) The marriage is irretrievably broken; 3) I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**AUDIT LIST**

NOTICE  
ORPHANS’ COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.  
ONE MONTGOMERY PLAZA

**Notice of Filing and Audit of Accounts**

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans’ Court, as the case may be on the date below stated and that the same will be presented to the Orphans’ Court Division of said County on February 2, 2015, 10 o’clock a.m. in Court Room “14” for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

**Second and Final Publication**

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

1. BOZEN, JOHN F. - East Norriton - December 31 - Robert W. Price, Esq., Admr.
2. DiSANTO FAMILY TRUST - Settlor - December 31 - Robert DiSanto, et al, Trustees. Deed dated December 7, 2007. T/D
3. JOYCE, III, JOHN J. - Settlor - December 30 - Stated by Graystone Wealth Management now by merger Susquehanna Trust and Investment Company, Trustee. GST Exempt Trust dated February 22, 1988. T/D
4. LECARTER, ROBERT - Collegeville - December 17 - Denise Ann Hawke, Extrx.
5. MORRISON, ANNAFRANCES - Minor - December 9 - Stacy L. Morrison, Successor Guardian.
6. PANGBORNE, WALTER V. - December 30 - Bank of America, N.A., Trustee (Continuing by merger with Fleet National Bank, effective 6/13/2005). T/W
7. SCOTT, RANDALL LEE - Incap. - December 19 - Stated by PNC Bank, National Association, Guardian.
8. STEIN, ALBERT W. - Lower Merion - December 31 - Alan Bruck, Admr. D.B.N.

**REMANETS**

1. BAUER, ANNA M. - Settlor - December 2 - John S. Middleton, Trustee. Deed dated September 12, 1994. **FBO Hughes**. T/D
2. BAUER, ANNA M. - Settlor - December 2 - John S. Middleton, Trustee. Deed dated September 12, 1994. **FBO Middleton**. T/D
3. CIOCIOLO, MAE W. - Abington - December 2 - Paul Aronovitz and Barbara Aronovitz, Co-Admr.
4. LESSER, SANDRA C. - Ambler - December 2 - Theresa Buzzone, Extrx.
5. LIPOWITZ, EUGENE & SARAH - Settlor - September 3 - Stated by Mark I. Sailor and James E. Shaw, Trustees. Deed dated March 20, 2004. T/D
6. LUBRIT, PHYLLIS - Lower Merion - November 25 - Joel C. Glaser, Extr.

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans’ Court

**CERTIFICATE OF AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 13, 2015, by **Gallop Solutions Inc**, a foreign corporation formed under the laws of the State of Texas, where its principal office is located at 222 W. Las Colinas Blvd., Ste. 1455, Irving, TX 75039, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 9, 2015, by **H.S.A. Housing Corp.**, a foreign corporation formed under the laws of the State of Ohio, where its principal office is located at 130 S. Main St., Ste. B101, Bellefontaine, OH 43311, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

**Adam F. Saad, Esquire**  
229 Huber Village Blvd., Ste. 130  
Westerville, OH 43081

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-00580

NOTICE IS HEREBY GIVEN that on January 13, 2015, the Petition of Edith Jane Johnson was filed in the above named Court, praying for a Decree to change her name to EDITH JANE MAYES-KINKAID.

The Court has fixed March 18, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Glenn Randall, Esquire**  
2318 Huntingdon Pike  
Huntingdon Valley, PA 19006

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-00358

NOTICE IS HEREBY GIVEN that on January 8, 2015, the Petition of Irene Ho, Angie Ho and Eric Ho was filed in the above named Court, praying for a Decree to change their names to IRENE HE, ANGELINA HE AND ERIC HE.

The Court has fixed March 11, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-00357

NOTICE IS HEREBY GIVEN that on January 8, 2015, the Petition of Jasmine Ho, Tiffani Ho and Landon Ho was filed in the above named Court, praying for a Decree to change their names to JASMINE HE, TIFFANI HE AND LANDON HE.

The Court has fixed March 11, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-00191

NOTICE IS HEREBY GIVEN that on January 6, 2015, the Petition of Lisa Ann Caruso was filed in the above named Court, praying for a Decree to change the name to LELAND JAMES CARUSO.

The Court has fixed March 18, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-33406

NOTICE IS HEREBY GIVEN that on December 19, 2014, the Petition of Matthew James McConnell was filed in the above named Court, praying for a Decree to change his name to MATTHEW JAMES DOVIDIO.

The Court has fixed February 18, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Patrick J. McMonagle, Esquire**  
564 Skippack Pike  
Blue Bell, PA 19422

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-00370

NOTICE IS HEREBY GIVEN that on January 8, 2015, the Petition of Regina Sacco was filed in the above named Court, praying for a Decree to change her name to GIANNA CONSOLO.

The Court has fixed March 18, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Joseph B. Wassel, Esquire**  
**Fox and Fox, Attorneys at Law, P.C.**  
One Montgomery Plaza, Suite 706  
425 Swede Street  
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2015-00017

NOTICE IS HEREBY GIVEN that on January 2, 2015, the Petition of Sherlyn Dinozo Ibarrola-Haney was filed in the above named Court, praying for a Decree to change her name to SHERLYN IBARROLA HANEY.

The Court has fixed February 25, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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.

Campus Housing Services 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.

Brodsky & Smith, LLC 2 Bala Plaza, Suite 510 Bala Cynwyd, PA 19004

First Presbyterian Church HENS Nursery School has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

David L. Allebach, Jr., Esquire 1129 East High Street P.O. Box 776 Pottstown, PA 19464

UmmeMahdi, 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.

CHARTER APPLICATION NONPROFIT

Jared Pishock Memorial Fund has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Cheshire Law Group Clarkson-Watson House 5275 Germantown Ave., First Floor Philadelphia, PA 19144

Notice is hereby given that Articles of Incorporation - Domestic Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 2, 2015, for the purposes of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law. The name of the corporation is: Raelyn's Expand With Love, Inc.

The purpose for which the corporation is organized is to provide travel and lodging assistance for financially needy families whose children must be transported to and from the few medical facilities in the United States which provide vertical prosthetic titanium rib services and support for children with scoliosis and similar medical conditions.

Bruce L. Baldwin, Esquire Wolf, Baldwin & Associates, P.C. 800 E. High Street P.O. Box 444 Pottstown, PA 19464

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 1996-03223

WEST NORRITON TOWNSHIP

vs.

DAVID MUSKO

PRAECIPE TO AMEND

TO THE PROTHONOTARY:

Kindly amend this matter to reflect the proper parcel number to be referenced in the outstanding municipal lien:

Correct Parcel No.: 63-00-08278-00-2.

By: Christen G. Pionzio, Esquire Solicitor for West Norriton Township Identification No. 74205 Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. 375 Morris Road P.O. Box 1479 Lansdale, PA 19446 215-661-0400

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2013-29511

WEST NORRITON TOWNSHIP

vs.

DAVID MUSKO

PRAECIPE TO AMEND

TO THE PROTHONOTARY:

Kindly amend this matter to reflect the proper parcel number to be referenced in the outstanding municipal lien:

Correct Parcel No.: 63-00-08278-00-2.

By: Christen G. Pionzio, Esquire Solicitor for West Norriton Township Identification No. 74205 Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. 375 Morris Road P.O. Box 1479 Lansdale, PA 19446 215-661-0400

NOTICE OF ACTION FOR BODILY INJURIES AND OTHER DAMAGES SUSTAINED AS THE RESULT OF A MOTOR VEHICLE COLLISION  
IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2013-13312

**FRANCIS E. CONWAY and SUSAN CONWAY, Individually and as Husband and Wife,**  
Plaintiffs

vs.

**DOUGLASS SCOTT, DOUGLAS H. SCOTT, SR., CHRISTINA SCOTT, and PENRAC, LLC,**  
Defendants

**NOTICE TO: DOUGLASS SCOTT AND DOUGLASH SCOTT, SR.**

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-29932

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company,**  
Plaintiff

vs.

**The Unknown Heirs of John J. Aiello, Deceased & Giovanna Aiello, Solely in Her Capacity as Heir of John J. Aiello, Deceased, Mortgagor and Real Owner,**  
Defendants

**TO:** The Unknown Heirs of John J. Aiello, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 109 Twining Road, Oreland, PA 19075. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2014-29932, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 109 Twining Road Oreland, PA 19075, whereupon your property will be sold by the Sheriff of Montgomery County.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201  
  
Legal Aid of Southeastern PA  
325 Swede Street  
Norristown, PA 19401  
610-275-5400

**Michael T. McKeever, Atty. for Plaintiff  
KML Law Group, P.C.**  
Mellon Independence Center, Ste. 5000  
701 Market St.  
Phila., PA 19106-1532  
215.627.1322

**DISSOLUTION**

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **BEL Furniture Inc.** is currently in the process of voluntarily dissolving.  
**Virginia Flick Lederman, Esquire**  
Elkins Park Plaza, Suite 210  
8033 Old York Road  
Elkins Park, PA 19027

Notice is hereby given that the sole shareholder and director of **EASTERN ABSTRACT, INC.**, a Pennsylvania business corporation, with an address of 2960 W. Germantown Pike, Norristown, Pennsylvania, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Jay W. Waldman, Esquire  
Waldman Law Group, P.C.**  
711 Spring Street, Suite 100  
Wyomissing, PA 19610

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**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****ALBITZ, MARY JANE also known as MARY J. ALBITZ, dec'd.**

Late of Douglass Township.  
Co-Executors: DEBORAH MOYER AND PATRICK MOYER,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE C. MANLEY,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**APPLE JR., SAM P. also known as**

**SAMUEL P. APPLE,**  
**SAM P. APPLE and**  
**SAM PRICE APPLE, JR., dec'd.**  
Late of Lower Pottsgrove Township.  
Executrix: VALERIE A. HINSON,  
1250 N. Pleasantview Road,  
Pottstown, PA 19464.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**BEHREND'S, SHARON L., dec'd.**

Late of Lower Merion Township.  
Administrator: JAN MAISLER,  
209 Edgehill Road,  
Merion Station, PA 19066.  
ATTORNEY: GREGORY P. DiPIPPA,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 East DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**BOGDAN, RUTH MAXFIELD also known as RUTH MAXFIELD (BISHOP) BOGDAN and RUTH M. BOGDAN , dec'd.**

Late of Upper Frederick Township.  
Executor: CLEMENS R. BOGDAN,  
374 Greenwood Avenue,  
Collegeville, PA 19426.

**BOSTOCK, KARETH R., dec'd.**

Late of Borough of Bryn Athyn.  
Executrix: DONNA BOSTOCK,  
c/o Marlyn F. Smith, Esquire,  
40 East Airy Street,  
Norristown, PA 19404-0671.  
ATTORNEY: MARLYN F. SMITH,  
HIGH SWARTZ LLP,  
40 East Airy Street,  
P.O. Box 671,  
Norristown, PA 19404-0671

**CORBETT, JOHN H., dec'd.**

Late of Cheltenham Township.  
Executor: JOHNNA M. CORBETT,  
551 Jefferson Avenue,  
Cheltenham, PA 19012.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785

**CUBBERLY, GLENNA S. also known as GLENNA K. CUBBERLY, GLENNA S.K. CUBBERLY and GLENNA CUBBERLY, dec'd.**

Late of Lower Merion Township.  
Executrix: GLENNA M. LIGHT,  
c/o Robert L. Gorman, Esquire.  
ATTORNEY: ROBERT L. GORMAN,  
901 Spruce Street,  
Philadelphia, PA 19107

**CURLEY SR., THOMAS ERNEST also known as**

**THOMAS E. CURLEY SR.,**  
**THOMAS E. CURLEY and**  
**THOMAS CURLEY, dec'd.**  
Late of Borough of Lansdale.  
Executor: THOMAS E. CURLEY, JR.,  
856 Knapp Road,  
Lansdale, PA 19446.

**DATTALA, FRANK, dec'd.**

Late of East Norriton Township.  
Administratrix: CORA MINER,  
610 Stony Way,  
Norristown, PA 19401.  
ATTORNEY: CHARLES W. CAMPBELL,  
1 East Airy Street,  
Norristown, PA 19401

**DeMITO, HENRY J. also known as**

**HENRY DeMITO, dec'd.**  
Late of Worcester Township.  
Executrices: SHERRY L. DeMITO AND  
MICHELE L. BOWMAN,  
c/o Edmund P. Butler, Esquire,  
510 Township Line Road, Suite 150,  
Blue Bell, PA 19422.  
ATTORNEY: EDMUND P. BUTLER,  
SALVO ROGERS & ELINSKI,  
510 Township Line Road, Suite 150,  
Blue Bell, PA 19422

**DERSTINE, BEULA D. also known as BEULAH D. DERSTINE, dec'd.**

Late of Franconia Township.  
Executor: KEITH L. DERSTINE,  
821 79th Street,  
Darien, IL 60561.  
ATTORNEY: R. WAYNE CLEMENS,  
CLEMENS, NULTY & GIFFORD,  
510 E. Broad Street,  
P.O. Box 64439,  
Souderton, PA 18964-0439

**DICKMAN, ROSALIND, dec'd.**

Late of Lower Merion Township.  
Executors: CHERYL KLEIN AND  
BARRY DICKMAN,  
c/o Andrew J. Haas, Esquire,  
One Logan Square,  
130 North 18th Street,  
Philadelphia, PA 19103-6998.  
ATTORNEY: ANDREW J. HAAS,  
BLANK ROME LLP,  
One Logan Square,  
130 North 18th Street,  
Philadelphia, PA 19103-6998

**DIFFENDAL, JEAN M., dec'd.**

Late of Upper Merion Township.  
 Executor: JAMES J. DIFFENDAL,  
 33 Overhill Road,  
 Reading, PA 19609.

ATTORNEY: ROBERT R. KREITZ,  
 ROLAND & SCHLEGEL,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603

**DOMINICK, ELIZABETH T. also known as****BETTY DOMINICK, dec'd.**

Late of Abington Township.  
 Executor: JOAN DOMINICK,  
 333 Hamel Avenue,  
 Glenside, PA 19038.

**EGGERT, CARL H. also known as****CARL EGGERT, dec'd.**

Late of Cheltenham Township.  
 Executor: KAREN B. ISRAEL,  
 452 Harrison Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**GENDELMAN, SHERRI, dec'd.**

Late of Lower Moreland Township.  
 Executor: ROBERT GENDELMAN,  
 c/o Jonathan H. Ellis, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.

ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**GIOVINCO, PHILLIP JOSEPH also known as****PHILLIP J. GIOVINCO, JR., dec'd.**

Late of Upper Merion Township.  
 Co-Administratrices: MELISSA GIOVINCO AND  
 CHRISTINA GIOVINCO,  
 394 Prince Frederick Street,  
 King of Prussia, PA 19406.

**GRANT, KATHRYN M. also known as****KATHRYN GRANT, dec'd.**

Late of Borough of Norristown.  
 Executrix: TAMMY BETO,  
 2 Stanbridge Street,  
 Norristown, PA 19401.

ATTORNEY: JOHN J. KILCOYNE,  
 KILCOYNE & KELM, LLC,  
 P.O. Box 528,  
 Worcester, PA 19490

**GRIFFITH, LYNN M. FASY also known as****LYNN F. GRIFFITH, dec'd.**

Late of Cheltenham Township.  
 Executors: JAMES LEWIS GRIFFITH, SR. AND  
 CHRISTOPHER J. FASY,  
 c/o Mary C. Helf, Esquire,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001.  
 ATTORNEY: MARY C. HELF,  
 FOX ROTHSCHILD LLP,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001

**HENRY, THOMAS A., dec'd.**

Late of Borough of Pennsburg.  
 Executrix: DIANA M. SMITH,  
 1111 Walt Graber Lane,  
 Pennsburg, PA 18073.

**HESS, CALEB G. also known as  
CALEB GEORGE HESS, dec'd.**

Late of West Pottsgrove Township.  
 Executrix: SUSAN V. COLON,  
 411 West Race Street,  
 Pottstown, PA 19464.

ATTORNEY: RICHARD D. LINDERMAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**HILL, MARY B. also known as****MARY BAUSH HILL,  
MARY HILL and  
MOLLY HILL, dec'd.**

Late of Whitmarsh Township.  
 Executor: E. HOWARD HILL.  
 ATTORNEY: A. VICTOR MEITNER, JR.,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**HLAING, WIN M., dec'd.**

Late of Borough of Trappe.  
 Executor: CLIFFORD HLAING,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**KILIAN SR., ANDREW W., dec'd.**

Late of Borough of Norristown.  
 Administrator: CHRISTOPHER M. KILIAN,  
 83 Roosevelt Drive,  
 Boyertown, PA 19512.  
 ATTORNEY: ROBERT A. MARO,  
 115 West Main Street,  
 Norristown, PA 19401

**KUPPERS, THERESA E., dec'd.**

Late of Hatfield Township.  
 Executor: KURT F. KUPPERS, JR.,  
 134 Cowpath Road,  
 Hatfield, PA 19440.  
 ATTORNEY: GERALD F. GLACKIN,  
 2031 N. Broad Street, Suite 137,  
 P.O. Box 58,  
 Lansdale, PA 19446

**MAMO, GRACE B., dec'd.**

Late of Borough of Norristown.  
 Executor: JEROME J. MAMO,  
 2734 E. County Line Road,  
 Ardmore, PA 19003.

**MANN, MARY LOUISE, dec'd.**

Late of Whippain Township.  
 Co-Executors: MARK N. DILTS, ESQUIRE AND  
 MARY ELLEN LANDRETH,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034.  
 ATTORNEY: NEIL HUNT,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034

- MARSH, SUSAN K. also known as SUSAN KENDALL MARSH, dec'd.**  
Late of Borough of Ambler.  
Executor: DAVID K. MARSH,  
c/o Edward J. Kaier, Esquire,  
1835 Market Street,  
Philadelphia, PA 19103-2968.  
ATTORNEY: EDWARD J. KAIER,  
TEETERS HARVEY MARRONE & KAIER, LLP,  
1835 Market Street,  
Philadelphia, PA 19103-2968
- MAXFIELD, RUTHANN P., dec'd.**  
Late of Borough of Royersford.  
Executor: GERALD W. POWELL,  
1145 Schuylkill Road,  
Pottstown, PA 19465.  
ATTORNEY: JAMES R. FREEMAN,  
606 South Main Street,  
Phoenixville, PA 19460
- McMENAMIN, FRANCIS THOMAS also known as FRANK McMENAMIN, dec'd.**  
Late of Borough of Schwenksville.  
Executor: BRIAN McMENAMIN,  
742 Julian Drive,  
Collegeville, PA 19426.
- MINNICH, ANNA MARIE, dec'd.**  
Late of Borough of Lansdale.  
Executor: DAVID F. MINNICH,  
1605 Green Hill Road,  
Collegeville, PA 19426.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403
- MONROE, DONALD, dec'd.**  
Late of New Hanover Township.  
Executrix: DUREEN HOERL,  
137 S. 10th Street,  
Easton, PA 18042
- PECK, RONALD J. also known as RON PECK and RONALD JAMES PECK, dec'd.**  
Late of Whitpain Township.  
Executor: CHRIS PECK,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: KEVIN J. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446
- PETROLATI, RONALD A., dec'd.**  
Late of Borough of Bridgeport.  
Executrix: CONSTANCE A. AMES,  
2043 Bustard Road,  
Cedars, PA 19423.  
ATTORNEY: GEORGE M. NIKOLAOU,  
NIKOLAOU LAW OFFICES, LLC,  
705 W. DeKalb Pike,  
King of Prussia, PA 19406
- POOR, DAVID D.S. also known as DAVID DEAS SINKLER POOR, dec'd.**  
Late of Abington Township.  
Executrix: NANCY F. POOR,  
c/o Tara H. Zane, Esquire,  
1650 Market Street, 32nd Floor,  
Philadelphia, PA 19103.  
ATTORNEY: TARA H. ZANE,  
ARCHER & GREINER, P.C.,  
1650 Market Street, 32nd Floor,  
Philadelphia, PA 19103
- RAHAMUT-ALI, CLAN CLYDE, dec'd.**  
Late of Springfield Township.  
Administrator D.B.N.C.T.A.: SEAN RAHAMUT-ALI,  
c/o Maggie Soboleski, Esquire,  
2705 Bainbridge Street,  
Philadelphia, PA 19146.  
ATTORNEY: MAGGIE SOBOLESKI,  
2705 Bainbridge Street,  
Philadelphia, PA 19146
- RATNER, H. KATHRYN also known as KATHRYN RATNER, dec'd.**  
Late of Lower Merion Township.  
Executrix: NONA S. HILLSBERG,  
734 Beacom Lane,  
Merion Station, PA 19066.
- RENNER, SALLY A. also known as SALLY RENNER, dec'd.**  
Late of Marlborough Township.  
Executor: MILLARD GERY,  
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
- SCHAST, ANDREW J. also known as ANDREW JOHN SCHAST, dec'd.**  
Late of Abington Township.  
Executors: DAVID J. SCHAST,  
8225 Marion Road,  
Elkins Park, PA 19027,  
ANDREW J. SCHAST, JR.,  
410 E. Beady Road,  
Arlington, TX 76006.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785
- SCHUBERT, KATHERINE G. also known as KATHERINE SCHUBERT, dec'd.**  
Late of Upper Dublin Township.  
Executor: BRUCE J. ECKEL,  
c/o Dougherty & Eckel, Esquires,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038-4907.  
ATTORNEY: DOUGHERTY & ECKEL,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038-4907
- SCHUTT, ELLEN C. also known as ELLEN P. SCHUTT and ELLEN SCHUTT, dec'd.**  
Late of Lower Pottsgrove Township.  
Co-Executors: JAY R. SCHUTT,  
151 Reynolds Avenue,  
Pottstown, PA 19464,  
CHRISTINE K. HUMS,  
521 Lemon Street,  
Stowe, PA 19464.  
ATTORNEY: EDWARD A. SKYPALA,  
224 King Street,  
Pottstown, PA 19464
- SCOTT, HORACE, dec'd.**  
Late of Upper Gwynedd Township.  
Administrator: DONNA COVER,  
525 W. Butler Pike, Apt. 3,  
Ambler, PA 19002.  
ATTORNEY: DANIEL T. McGRORY,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 East DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**SEGAL, RONALD , dec'd.**

Late of Lower Providence Township.  
Co-Administrators: STEVEN SEGAL AND  
DAVID B. BEEGHLEY,  
c/o Beeghley and Beeghley,  
3038 Butler Pike,  
Conshohocken, PA 19428.

**STERRETT, DOROTHY I., dec'd.**

Late of Upper Merion Township.  
Administrator: SUSAN SCHUBERT,  
472 Dorothy Drive,  
King of Prussia, PA 19406.  
ATTORNEY: DANIEL T. McGRORY,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 East DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**WERT, GEORGE L. also known as  
GEORGE LOUIS WERT, dec'd.**

Late of Lower Providence Township.  
Executrix: JOANN HELEN WERT,  
c/o 54 East Penn Street,  
Norristown, PA 19401.  
ATTORNEY: BARRY M. MILLER,  
54 East Penn Street,  
Norristown, PA 19401

**WINTERS, ANN JULIA also known as  
ANN WINTERS, dec'd.**

Late of Borough of Bridgeport.  
Executrix: LINDA CIELECKI,  
500 Crooked Lane,  
King of Prussia, PA 19406.

**WOLL, ELIZABETH G. also known as  
ELIZABETH WOLL, dec'd.**

Late of Towamencin Township.  
Executrix: SUSAN G. HUGHES,  
c/o Mary L. Buckman, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN,  
FORD & BUCKMAN, P.C.,  
Office Court at Blue Bell, Suite 100,  
585 Skippack Pike,  
Blue Bell, PA 19422

**YOMER, OLGA L., dec'd.**

Late of Whitpain Township.  
Executor: GARY A. BISSIG,  
741 Hemingway Drive,  
Ambler, PA 19002.

**Second Publication****ALBRIGHT JR., DANIEL W. also known as  
DANIEL WEBSTER ALBRIGHT, dec'd.**

Late of Franconia Township.  
Executor: TORE ALBRIGHT,  
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

**BAUM, ELLEN F. also known as  
ELLEN FLORA BAUM, dec'd.**

Late of Hatfield Township.  
Co-Executors: RICHARD S. BAUM AND  
JENNA E. BAUM,  
c/o 400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: KAREN S. DAYNO,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**BICKEL, ALAN H., dec'd.**

Late of Whitpain Township.  
Executrices: LORAINNE B. DAGOSTINO,  
2508 Damian Drive,  
Hatboro, PA 19040.  
MARILYN T. JAGERS,  
333 Staghorn Way,  
West Chester, PA 19380.  
ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422

**BUTLER, FRANCIS J., dec'd.**

Late of Upper Gwynedd Township.  
Executor: DIANE M. ZABOWSKI, ESQUIRE,  
100 Springhouse Drive, Suite 205E,  
Collegeville, PA 19426

**DeCENZO, LUCY T., dec'd.**

Late of Whitmarsh Township.  
Executors: MARIA A. BROWN,  
WILLIAM A. DeCENZO, JR. AND  
MICHAEL A. DeCENZO,  
c/o Michael S. Connor, Esquire,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444.  
ATTORNEY: MICHAEL S. CONNOR,  
LAW OFFICE OF MICHAEL S. CONNOR,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444

**DEVINS, LILLIAN C., dec'd.**

Late of Abington Township.  
Executrix: SHARON BLOCK,  
c/o Randal J. McDowell, Esquire,  
221 Noble Plaza,  
801 Old York Road,  
Jenkintown, PA 19046.  
ATTORNEY: RANDAL J. McDOWELL,  
221 Noble Plaza,  
801 Old York Road,  
Jenkintown, PA 19046

**EDDY, CAROL ANN also known as  
CAROL ANN DITTRICH, dec'd.**

Late of Montgomery Township.  
Executrix: JOAN E. CAPUTO,  
15406 Ann's Choice Way,  
Warminster, PA 18974.

**ELLIS, DONALD E., dec'd.**

Late of Borough of Pottstown.  
Executors: KRISTEN ELLIS AND  
DAVID ELLIS,  
c/o Stephen H. Kalis, Esquire,  
P.O. Box 673,  
Exton, PA 19341.  
ATTORNEY: STEPHEN H. KALIS,  
FOX ROTHSCHILD LLP,  
P.O. Box 673,  
Exton, PA 19341

**FLEMING, JOAN T., dec'd.**

Late of Whitpain Township.  
Executrix: JOANNE LEHMAN,  
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

**FLICK, AARON, dec'd.**

Late of Borough of Souderton.  
 Administrator: SCOTT H. FLICK,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**GARIFO, MICHAEL CHRISTOPHER also known as MICHAEL C. GARIFO, dec'd.**

Late of Borough of Norristown.  
 Administrator: ANTHONY GARIFO,  
 c/o James R. Lynch, Jr., Esquire,  
 617 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: JAMES R. LYNCH, JR.,  
 617 Swede Street,  
 Norristown, PA 19401

**HARBACH SR., MICHAEL A., dec'd.**

Late of West Pottsgrove Township.  
 Administrator: MICHAEL A. HARBACH, JR.,  
 915 Levenood Road, Apt. 5,  
 Pottstown, PA 19464.  
 ATTORNEY: EDWARD A. SKYPALA,  
 224 King Street,  
 Pottstown, PA 19464

**HARRISON, JOYCE HORGASH, dec'd.**

Late of Lower Providence Township.  
 Executrix: PAMELA J. DOOLEY,  
 c/o Laura M. Tobey, Esquire,  
 175 Strafford Avenue, Suite 230,  
 Wayne, PA 19087.  
 ATTORNEY: LAURA M. TOBEY,  
 MILES & PARKER, LLP,  
 175 Strafford Avenue, Suite 230,  
 Wayne, PA 19087

**HARTMAN, JOSEPH ALOYSIUS also known as JOSEPH A. HARTMAN, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JOSEPH A. HARTMAN, JR.,  
 2 Camelot Ct.,  
 Red Bank, NJ 07701.

**HIESTER, KATHERINE S., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JOHN B. HIESTER, JR.,  
 c/o Michael C. McBratnie, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341.  
 ATTORNEY: MICHAEL C. McBRATNIE,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**KANTNER, GENEVIEVE ARLENE, dec'd.**

Late of Upper Providence Township.  
 Executor: THOMAS M. KEENAN, ESQUIRE,  
 KEENAN, CICCITTO & ASSOCIATES,  
 376 E. Main Street,  
 Collegeville, PA 19426.  
 ATTORNEYS: KEENAN, CICCITTO &  
 ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426

**KAWCZYNSKI, EDWARD M., dec'd.**

Late of West Norriton Township.  
 Administrator: ROBERT M. KAWCZYNSKI,  
 752 Collins Avenue,  
 Lansdale, PA 19446.  
 ATTORNEY: SUZAN G. LEONARD,  
 108 West Walnut Street,  
 North Wales, PA 19454

**KEPLINGER, ANNETTE K. also known as ANNETTE KEPLINGER, dec'd.**

Late of Lower Salford Township.  
 Co-Executors: DANA L. MEALS,  
 95 Guldin Road,  
 Douglassville, PA 19518,  
 DAVID KEPLINGER,  
 3103 Webster Street,  
 Mt. Rainier, MD 20712.  
 ATTORNEY: CAROL M. LAUCHMEN,  
 CAROL M. LAUCHMEN, P.C.,  
 388 Main Street,  
 Harleysville, PA 19438

**LIBAK-GLOVACH, HELEN, dec'd.**

Late of Lower Providence Township.  
 Executrix: BARBARA BENE-ROSENTHAL,  
 219 Chanticleer,  
 Cherry Hill, NJ 08003.

**MATTHEWS, MARYBELLE, dec'd.**

Late of Lower Providence Township.  
 Executor: BRADLEY MATTHEWS,  
 2718 Egypt Road,  
 Audubon, PA 19403.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**McGONIGAL, DOTTIE also known as DOTTIE LOU McGONIGAL, dec'd.**

Late of Borough of Collegeville.  
 Executrix: ELAINE ANGELO,  
 c/o Mandracchia & McWhirk, LLC,  
 P.O. Box 1229,  
 Skippack, PA 19474-1229.  
 ATTORNEY: KEITH M. McWHIRK,  
 MANDRACCHIA & McWHIRK LLC,  
 P.O. Box 1229,  
 Skippack, PA 19474-1229,  
 610-584-0700

**McGOWAN, THERESA J. also known as THERESA McGOWAN, dec'd.**

Late of West Norriton Township.  
 Executrix: LISA C. COPPOLA,  
 c/o Susan E. Peitte, Esquire,  
 Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**MONTELEONE, CHARLES J., dec'd.**

Late of Plymouth Township.  
 Executrix: GRACE M. CIACCIO,  
 3124 Eisenhower Road,  
 East Norriton, PA 19403.  
 ATTORNEY: JOHN J. KILCOYNE,  
 KILCOYNE & KELM, LLC,  
 P.O. Box 528,  
 Worcester, PA 19490

**NICE, DOLORES F. also known as****DOLORES NICE, dec'd.**

Late of Borough of Red Hill.  
 Executor: THOMAS HALLEMAN, JR.,  
 c/o Tomlinson & Gerhart,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: BARRY J. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**NIEMCZUK, JOHN PAUL also known as****JOHN P. PALOPOLI, dec'd.**

Late of Borough of Royersford.  
 Administratrix: REBECCA L. NIEMCZUK,  
 c/o David E. Schreiber, Esquire,  
 527 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: DAVID E. SCHREIBER,  
 WOLPERT SCHREIBER P.C.,  
 527 Main Street,  
 Royersford, PA 19468

**PITNEY, CAROL E., dec'd.**

Late of Upper Providence Township.  
 Executrix: VICKI O'DONNELL,  
 c/o Karen Conn Mavros, Esquire,  
 123 S. Broad Street, Suite 2170,  
 Philadelphia, PA 19109.  
 ATTORNEY: KAREN CONN MAVROS,  
 123 S. Broad Street, Suite 2170,  
 Philadelphia, PA 19109

**REMOLDE, MATTHEW J. also known as****MATTHEW REMOLDE, dec'd.**

Late of Borough of Conshohocken.  
 Executor: MATTHEW P. REMOLDE,  
 c/o Miles B. Rittmaster, Esquire,  
 1495 Alan Wood Road, #104,  
 Conshohocken, PA 19428.  
 ATTORNEY: MILES B. RITTMASER,  
 1495 Alan Wood Road, #104,  
 Conshohocken, PA 19428

**RISSELL, BETTY M., dec'd.**

Late of New Hanover Township.  
 Executor: KEITH C. RISSELL,  
 835 Freemansville Road,  
 Reading, PA 19607.  
 ATTORNEY: MATTHEW R. KESSLER,  
 LAW OFFICES OF MATTHEW R. KESSLER, L.L.C.,  
 1008 Benjamin Franklin Hwy. - West (422W),  
 Lower Level,  
 Douglasville, PA 19518

**ROSSMASSLER JR., WALTER H., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: LOUISE F. ROSSMASSLER AND  
 BNY MELLON N.A.,  
 c/o Frederick M. LaValley, Esquire,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921.  
 ATTORNEY: FREDERICK M. LAVALLEY,  
 MORGAN, LEWIS & BOCKIUS LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921

**SCHANTZ, NORA M., dec'd.**

Late of Borough of Pennsburg.  
 Co-Executors: IRA G. SHADE AND  
 CAROL A. SHADE,  
 c/o John M. Ashcraft, III, Esquire,  
 20 North 5th Street, Suite #1,  
 Emmaus, PA 18049-2406.

**SCHWARTZ, LEO, dec'd.**

Late of Springfield Township.  
 Executors: JAN SCHWARTZ,  
 195 N. Harbor Drive, Unit 2207,  
 Chicago, IL 60601,  
 RONALD SCHWARTZ,  
 1401 Gentlemens Way,  
 Dresher, PA 19025.  
 ATTORNEY: J. RICHARD GREENSTEIN,  
 FLAMM WALTON PC,  
 794 Penllyn Pike, Suite 100,  
 Blue Bell, PA 19422-1669

**SMITH, ANNA M., dec'd.**

Late of Abington Township.  
 Executrix: DEBORAH SMITH BROWN,  
 603 Oak Park Road,  
 Hatfield, PA 19440.

**THOMPSON, MARIANNE H. also known as  
MARIANNE THOMPSON, dec'd.**

Late of Lower Providence Township.  
 Executor: STUART THOMPSON,  
 c/o Wendy F. Blecziński, 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

**WALKER, DARLENE MAE, dec'd.**

Late of Upper Merion Township.  
 Executrix: LAURIE A. PALMER,  
 212 Crooked Lane,  
 King of Prussia, PA 19406.  
 ATTORNEY: DENNIS J. MORELLO,  
 385 E. Valley Forge Road,  
 King of Prussia, PA 19406

**WENDEL, WILLIAM J. also known as****WILLIAM JOSEF WENDEL and  
WILLIAM WENDEL, dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: VIRGINIA F. WENDEL,  
 c/o Lisa J. Cappelletta, Esquire,  
 1236 East High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**WHITTALL JR., MATTHEW J., dec'd.**

Late of Abington Township.  
 Executor: MARK S. WHITTALL,  
 1771 Smith Avenue,  
 Willow Grove, PA 19090-3814.

**WILMER, MARGARET E., dec'd.**

Late of Lower Pottsgrove Township.  
 Co-Executors: LENORE W. BIANCO AND  
 ELISE M. BUCKWALTER,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Summeytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Summeytown Pike, Suite 1A,  
 North Wales, PA 19454

**ZUECCA, ANGELA F. also known as****ANGELA FRANCESCA ZUECCA, dec'd.**

Late of Borough of Narberth.  
 Executrix: ANTONIA M. ROTHMAN,  
 c/o Edwin S. Heins, Jr., Esquire,  
 919 Conestoga Road,  
 Building Two, Suite 309,  
 Rosemont, PA 19010-1353.  
 ATTORNEY: EDWIN S. HEINS, JR.,  
 919 Conestoga Road,  
 Building Two, Suite 309,  
 Rosemont, PA 19010-1353

**Third and Final Publication****ALLSPAUGH, IDA STONE also known as  
IDA FRANCES ALLSPAUGH, dec'd.**

Late of Lower Providence Township.  
 Executrix: BARBARA THOMAS,  
 122 Cinnamon Hill Road,  
 King of Prussia, PA 19406.

**BERKOVITZ, SHIRLEY, dec'd.**

Late of East Norriton Township.  
 Executor: STEVEN BERK,  
 1700 Benjamin Franklin Pkwy., 24th Fl.,  
 Philadelphia, PA 19103.  
 ATTORNEY: STEVEN BERK,  
 SEGAL BERK GAINES & LISS,  
 1700 Benjamin Franklin Pkwy., 24th Fl.,  
 Philadelphia, PA 19103

**BULLOCK, ROBERT J. also known as  
ROBERT J. BULLOCK, SR. and  
ROBERT JAMES BULLOCK, dec'd.**

Late of Lower Providence Township.  
 Executrix: JUDITH A. LUZESKI,  
 288 Vincent Road,  
 Paoli, PA 19301.  
 ATTORNEY: LINDA M. ANDERSON,  
 ANDERSON ELDER LAW,  
 206 Old State Road,  
 Media, PA 19063

**CARROLL, GLADYS M., dec'd.**

Late of Borough of Collegeville.  
 Executor: GARY J. CARROLL,  
 2020 Greenes Way Circle,  
 Collegeville, PA 19426.

**COX JR., CHARLES A., dec'd.**

Late of Borough of Royersford.  
 Executor: DAVID A. COX,  
 100 Berkshire Drive,  
 Douglassville, PA 19518.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 STAUFFER, LLP,  
 635 East High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**CRESTA, LEE FRANCES also known as  
NICOLE FRANCES CRESTA,  
NICOLE F. CRESTA,  
N. F. CRESTA,  
NICOLE CRESTA and  
LEE F. CRESTA, dec'd.**

Late of Worcester Township.  
 Executrix: CAROL ANN BERARDELLI,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**D'URBANO, JERRY also known as  
GENEROUS D'URBANO and  
JERRY GENEROUS D'URBANO, dec'd.**

Late of Lower Merion Township.  
 Executor: MICHAEL D'URBANO,  
 c/o Pappano & Breslin,  
 3305 Edgmont Avenue,  
 Brookhaven, PA 19015.  
 ATTORNEY: DANA M. BRESLIN,  
 3305 Edgmont Avenue,  
 Brookhaven, PA 19015

**DEFFOBIS, ELIZABETH V., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: GERALD DEFFOBIS,  
 728 Centennial Court,  
 Pottstown, PA 19464.  
 ATTORNEY: THOMAS L. HOFFMAN, ESQ.,  
 WELLS, HOFFMAN, HOLLOWAY &  
 STAUFFER, LLP,  
 635 East High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**DETWILER, JUNE I. also known as  
JUNE DETWILER, dec'd.**

Late of Limerick Township.  
 Executrix: DARLENE MELODY,  
 206 Gilbertsville Road, C-12,  
 Gilbertsville, PA 19525.  
 ATTORNEY: CHARLES D. GARNER, JR.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**DEVAN, J. RICHARD, dec'd.**

Late of East Norriton Township.  
 Executrix: BONNIE YEATMAN,  
 174 Ramunno Circle,  
 Hockessin, DE 19707.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES,  
 376 East Main Street,  
 Collegeville, PA 19426

**DIAMANTIS, LOUIS P. also known as  
LOUIS DIAMANTIS, dec'd.**

Late of Abington Township.  
 Executrix: ANTONIA D. SNODGRASS,  
 P.O. Box 1366,  
 Willow Grove, PA 19090-1366.

**DUNSTAN, K. MARIE also known as  
KATHERINE MARIE DUNSTAN and  
MARIE K. DUNSTAN, dec'd.**

Late of Whitpain Township.  
 Executors: W. ALLEN DUNSTAN, JR. AND  
 DIANE MARIE DUNSTAN,  
 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

**EPRIGHT, FRANCIS PATRICK, dec'd.**

Late of Limerick Township.  
 Executrix: TAMMY L. DeTORE,  
 504 Rosehill Drive,  
 Narvon, PA 17555.  
 ATTORNEY: ALAN J. JARVIS,  
 495 Highlands Boulevard, Suite 109,  
 Coatesville, PA 19320

**FLOYD, FLORENCE MARY, dec'd.**

Late of Upper Frederick Township.  
 Executrix: JANET C. SCHAEFER,  
 405 St. Ann Circle,  
 Phoenixville, PA 19460.  
 ATTORNEY: RICHARD C. SHEEHAN,  
 1020 S. Park Avenue,  
 Audubon, PA 19403

**FUSARO, MARY E. also known as MARY E. FUSARO, dec'd.**

Late of Lower Merion Township.  
 Executrix: CATHERINE F. STANLEY,  
 39 Sunset Blvd.,  
 Longport, NJ 08403.

**GERHARD, EDWARD A., dec'd.**

Late of Towamencin Township.  
 Executrix: JUDITH A. BOWERS,  
 1685 Margaret Street,  
 Philadelphia, PA 19124.  
 ATTORNEY: NEAL R. PEARLSTINE,  
 HLADIK, ONORATO & PEARLSTINE, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454,  
 267-662-9012

**GETTY, RUTH E. also known as RUTH WOLFE GETTY, dec'd.**

Late of Cheltenham Township.  
 Executor: EILEEN M. CRAIG,  
 c/o Law Offices of Gerhard & Gerhard,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038

**HARTMAN, DOROTHY T. also known as DOROTHY HARTMAN, dec'd.**

Late of Upper Hanover Township.  
 Co-Executors: SANDRA E. LANDIS AND  
 DONALD L. HARTMAN,  
 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

**HENRY, RUSSELL J., dec'd.**

Late of Borough of Hatboro.  
 Executor: EDWIN J. LIEB,  
 c/o David M. Macfarlan, Esquire,  
 1255 Easton Road,  
 Warrington, PA 18976-1822

**HOFFSTADT, KURTCHILD J., dec'd.**

Late of Springfield Township.  
 Executor: RICHARD T. SANDS,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454

**HOOD, ANNABELLE L., dec'd.**

Late of Borough of Hatboro.  
 Executor: JOSEPH L. HOOD A/K/A JOSEPH  
 LaVELLE HOOD,  
 c/o Holmberg Law Offices,  
 193 Easton Road,  
 Horsham, PA 19044.  
 ATTORNEY: GLEN R. HOLMBERG,  
 HOLMBERG LAW OFFICES,  
 193 Easton Road,  
 Horsham, PA 19044

**HYKEL, YVONNE also known as EVONNE HYKEL, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: ROSEMARY HYKEL,  
 c/o Guy F. Matthews, Esquire,  
 344 West Front Street,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 344 West Front Street,  
 Media, PA 19063

**INTEGLIA, FELIX ARDUINO also known as FELIX ARDUINO INTEGLIA, dec'd.**

Late of Springfield Township.  
 Executrix: THERESA J. KRAUTH,  
 511 E. Heather Road,  
 Oreland, PA 19075.

**ISEN, HAROLD also known as HAROLD D. ISEN, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT ISEN,  
 417 Fishers Road,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: JOHN R. LATOURETTE,  
 DILWORTH PAXSON LLP,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19103

**KOELLNER, ELFRIEDE, dec'd.**

Late of Worcester Township.  
 Executor: ROBERT F. KOELLNER,  
 c/o John F. Walsh, Esquire,  
 653 Skippack Pike, Suite 110,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 110,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702

**LOHMEYER, JANE R. also known as JANE RAMBO LOHMEYER, dec'd.**

Late of East Norriton Township.  
 Executor: JOHN D. LOHMEYER, JR.,  
 919 Pierce Road,  
 Norristown, PA 19403.

**MARKLEY, WILLIAM H., dec'd.**

Late of Lower Providence Township.  
 Executrix: DOROTHY MARKLEY,  
 1024 Sparrow Road,  
 Audubon, PA 19403.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**McCANN, MARGARET ROSE also known as****PEGGY McCANN, dec'd.**

Late of Lower Gwynedd Township.  
 Executors: KATHLEEN RODGERS AND  
 GLEN RODGERS,  
 c/o Stephanie A. Henrick, Esquire,  
 40 East Airy Street,  
 Norristown, PA 19404.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ LLP,  
 40 East Airy Street,  
 Norristown, PA 19404

**MEYER, NORMA S., dec'd.**

Late of Cheltenham Township.  
 Executor: RICHARD M. MEYER,  
 8300 Fairview Road,  
 Elkins Park, PA 19027.  
 ATTORNEY: DAVID A. PECKMAN,  
 29 Mainland Road,  
 Harleysville, PA 19438

**MITCHELL, JANE, dec'd.**

Late of Barto, PA.  
 Executrix: LYNNE SCHLESMAN,  
 169 Henry Road,  
 Barto, PA 19504.  
 ATTORNEY: R. KURTZ HOLLOWAY,  
 635 East High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**NEVYAS, JOANN Y. also known as****JOAN NEVYAS MD and****JOAN YASKIN NEVYAS, dec'd.**

Late of Lower Merion Township.  
 Executors: HERBERT J. NEVYAS AND  
 ANITA NEVYAS-WALLACE,  
 c/o Lawrence S. Chane, Esquire,  
 One Logan Square,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: LAWRENCE S. CHANE,  
 BLANK ROME, LLP,  
 One Logan Square,  
 130 North 18th Street,  
 Philadelphia, PA 19103-6998

**O'SULLIVAN, JAMES E. also known as  
JAMES EDWARD O'SULLIVAN, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: BRIAN J. O'SULLIVAN,  
 c/o Michael F. Rogers, Esquire,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO, ROGERS & ELINSKI,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**PAOLINI, ANTHONY D. also known as  
ANTHONY DOMENICK PAOLINI, dec'd.**

Late of West Norriton Township.  
 Executrix: KATHLEEN A. FARRELL, ESQUIRE,  
 216 S. Orange Street,  
 Media, PA 19063.

**PERSON, DOROTHY EGNER, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: ROBERT W. PERSON,  
 2376 Greensward South,  
 Warrington, PA 18976.

**PETRUZZELLI, EVELYN DOWNS also known as  
EVELYN D. PETRUZZELLI, dec'd.**

Late of Lower Pottsgrove Township.  
 Personal Representative: PETER E. MONCRIEF,  
 22 Pebble Beach Lane,  
 Pottstown, PA 19464.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**SMITH JR., ROBERT H. also known as****ROBERT SMITH and  
ROBERT H. SMITH, dec'd.**

Late of Springfield Township.  
 Executrix: DOROTHY B. SMITH,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**STALEY, EMILY M. also known as****EMILY STALEY, dec'd.**

Late of Borough of Souderton.  
 Executrix: DIANNE ZENOBI,  
 c/o Grim, Biehn & Thatcher,  
 P.O. Box 215,  
 Perkasie, PA 18944.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 South Sixth Street,  
 P.O. Box 215,  
 Perkasie, PA 18944

**VIRGILIO, JOANNE S. also known as****JOANNE VIRGILIO, dec'd.**

Late of Borough of Lansdale.  
 Executrix: DIANE McNAMARA,  
 c/o David W. Conver, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONVER,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**WALSH, MARGARET E. also known as****MARGARET WALSH, dec'd.**

Late of Borough of Lansdale.  
 Executrix: DEBORAH M. WALSH,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**WILLIAMS, RASHAWN M., dec'd.**

Late of Borough of Pottstown.  
 Executor: RICHARD H. WILLIAMS, JR.,  
 100 Hillside Drive, Apt. A-1,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 East High Street,  
 Pottstown, PA 19464

**WILSON III, DANIEL also known as DANIEL WILSON, dec'd.**

Late of Cheltenham Township.  
 Executor: DANIEL B. WILSON,  
 c/o George P. O'Connell, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: GEORGE P. O'CONNELL,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**FICTITIOUS NAME**

*Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Darrah Woodworking** with its principal place of business at 260 Richard Way, Collegeville, PA 19426.

The names and address of the persons owning or interested in said business are: Jonathan D. Stong and John D. Stong, 260 Richard Way, Collegeville, PA 19426. The application was filed on December 12, 2014.

**Elizabeth Abbey Tea Parties** with its principal place of business at 169 Greenwood Avenue, Greenwood Terrace, Apt. A-4, Jenkintown, PA 19046.

The name and address of the person owning or interested in said business is: Shakeya Nicole Kersey, 169 Greenwood Avenue, Greenwood Terrace Apt. A-4, Jenkintown, PA 19046.

The application was filed on December 1, 2014.

**Hostelley Pharmacovigilance Consulting** with its principal place of business at 1657 The Fairway, #128, Jenkintown, PA 19046.

The name and address of the person owning or interested in said business is: Linda Hostelley, 1657 The Fairway, #128, Jenkintown, PA 19046.

The application was filed on January 7, 2015.

**Randal J. McDowell, Esquire**

801 Old York Road  
 221 Noble Plaza  
 Jenkintown, PA 19046

**Valley Forge Photobooths** with its principal place of business at 2013 Sterigere Street, Norristown, PA 19403.

The name and address of the person owning or interested in said business is: Thomas Garrett, 2013 Sterigere Street, Norristown, PA 19403.

The application was filed on December 1, 2014.

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on September 29, 2014 with the Pennsylvania Department of State for **J. S. Beer Tree Service LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**Harold D. Borek, Esquire**

1995 Morris Road, Suite 100  
 Blue Bell, PA 19422

**EXECUTIONS ISSUED****Week Ending January 20, 2015****The Defendant's Name Appears First in Capital Letters**

ALLEN, SHANNON: FALSON, AARON:  
 FIRST NIAGRA BANK, GRNSH. - Heuer, William;  
 201433607; \$6,070.10.  
 ANDREW MEYER DESIGNS, LLC:  
 FIRSTRUST BANK, GRNSH. - Jay Gems, Inc.;  
 201432998; WRIT/EXEC.  
 ARMSTEAD, STEPHEN: SHARON -  
 Wells Fargo Bank Na; 201407439; \$301,921.27.  
 AYO, BENJAMIN: EVELYN: NORTHEAST  
 REVENUE SERVICE, LLC, GRNSH. -  
 Becker, Heywood; 201431053; \$45,200.00.  
 BAKER, MELINDA: MARK - Us Bank  
 National Association, et al.; 201426876; \$361,013.45.  
 BRONZI, CHRISTINE - Ocwen Loan Servicing, LLC;  
 201428748; \$296,946.95.  
 BROWN, PETER: PATRICIA - Wells Fargo Bank Na;  
 201020483; \$229,810.87.  
 CAFFREY, DOLORES: FRANKLIN MINT  
 FEDERAL CREDIT UNION, GRNSH. -  
 Maple Glen Homeowners Association; 201433615;  
 \$3,455.10.  
 COMMUNITY DAY CARE ASSOC, INC. -  
 Norristown Municipal Waste Auth; 200527515;  
 WRIT/EXEC.  
 CRAMUTOLO, KATHERINE - Citimortgage;  
 201425014; \$146,738.22.  
 DENOFA, CARMEN: WELLS FARGO BANK,  
 GRNSH. - Orchard Bank, et al.; 201420637;  
 \$1,594.21.  
 FINUCAN, JUSTIN: ROMINA - Bank Of America Na;  
 201429134; \$144,464.13.  
 FUSCO, PATRICIA: PNC BANK, GRNSH. -  
 Deer Run At Stony Creek Condominium Association;  
 201428271; WRIT/EXEC.  
 GRILL, KIM: DOUGHERTY, KIM: GRILL, KIMBERLY,  
 ET AL. - Deutsche Bank National Trust Company,  
 et al.; 201429273; \$381,140.40.  
 HARP, LEE: TRI COUNTY AREA FEDERAL CU,  
 GRNSH. - Centurion Capital Corp, et al.; 200732381;  
 WRIT/EXEC.  
 KORESKO V, JOHN: KORESKO, BONNIE:  
 PEARLSTEIN, MARK: KORESKO LAW FIRM,  
 GRNSH., ET AL. - Vagnoni, Robert, et al.; 200805012;  
 \$15,000.00.  
 LEE, DENIS: DEBORAH - Citizens Bank Of  
 Pennsylvania; 201329534; ORDER/265,191.26.  
 LEE, SEUNG: SUNG - Bac Home Loans Servicing, L.P.,  
 et al.; 200926234.  
 LKNE, LLC: TUSCANNI PIZZERIA & ITALIAN  
 RESTAURANT: ISKANDER, ISSAM:  
 PNC BANK, GRNSH. - Advanceme, Inc.; 201332137;  
 \$25,593.09.  
 LYTTLETON, PATRICIA - First Niagara Bank Na;  
 201424045.  
 MANKOWSKI, STEPHEN - State Farm Bank F S B;  
 201334752; ORDER/JDMT 54,246.75.  
 MARIN, BRIAN: FUSTER-MARIN, SUSAN -  
 Citibank Na, et al.; 201407403; \$462,451.76.  
 MCCRARY, DENISE: WELLS FARGO, GRNSH. -  
 Td Bank Usa, et al.; 201406506; WRIT/EXEC.

- MCINTOSH, EZRA: PATRICK: TD BANK NA, GRNSH. - Siedzikowski, Henry, et al.; 201500754; \$12,208.28.
- MCKINNEY, PHYLLIS: HUNTINGDON VALLEY BANK, GRNSH. - Td Bank Usa Na, et al.; 201407093; WRIT/EXEC.
- NATIONAL MAINTENANCE & BUILD OUT, LLC: PNC BANK, GRNSH. - Lamagination, Inc.; 201312635.
- NICHOLSON, KEVIN: ANDREA: CITZENS BANK, GRNSH. - Spring Mountain Homeowners Association; 201500708; \$2,029.95.
- OH, EUN: YOUN: FLAIR CLEANERS - Bre Retail North Penn Marketplace Owner, LLC, et al.; 201500894; \$10,547.64.
- PHINIZY-NEIL, MARLO: GRIGGS, REGINALD: TD BANK, GRNSH. - Gbr; 201500680; \$1,450.00.
- ROSENTHAL, RONALD: JOANNE - Wells Fargo Bank Na; 201326544; \$413,280.73.
- SALADWORKS, LLC: TD BANK NA, GRNSH. - Metro Bank, et al.; 201433000; \$466,467.26.
- SACHELL, JEFFREY: JT TOWING BUSINESS - Tutt, Andre; 201500691; \$3,000.00.
- SHRAGER, BENJAMIN: CITIZENS BK, GRNSH. - Palisades Coll Assig Prov Natl Bk; 200432023; WRIT/EXEC.
- WILLIAMS, MICHELE - Pennymac Loan Services, LLC; 201426995; \$95,850.49.
- HANEY, DAVID - Cascade Capital Llc; 201500474; Judgment fr. District Justice; \$711.95.
- HENRY, ELLA: WILLIAMS, VERONICA - Harris, Thomas; 201500269; Judgment fr. District Justice; \$7096.45.
- JACOBS, DONNA - Pottstown Memorial Medical; 201500273; Judgment fr. District Justice; \$WRIT/EXEC.
- KIM, YOUNG - Montgomery Place Condominium Association; 201500416; Judgment fr. District Justice; \$9618.85.
- KRYSZTOFORSKI, BETH - New Century Financial Services Inc; 201500242; Judgment fr. District Justice; \$715.13.
- MAGUIRE, JOHN - Davidson Electric; 201500489; Mechanics Lien Claim; \$869.00.
- MARKET DU JOUR - Feesers Inc; 201500359; Certification of Judgment; \$99618.30.
- MOHAMED, TARA - Michaels Louis And Assoc; 201500360; Judgment fr. District Justice; \$2700.00.
- NICHOLLS, SCOTT - New Century Financial Services Inc; 201500236; Judgment fr. District Justice; \$1455.96.
- ONETO, LAURA: PAUL - Rinier, William; 201500495; Judgment fr. District Justice; \$5,004.45.
- ONETO, PAUL: LAURA - Rinier, William; 201500496; Judgment fr. District Justice; \$2,992.10.
- PARKINSON, BRUCE - Pottstown Memorial Medical; 201500270; Judgment fr. District Justice; \$WRIT/EXEC.
- RJL ASSOCIATES INC - Capital Lighting Inc; 201500319; Mechanics Lien Claim; \$9070.44.
- SPORT, CHARLES - Valley Forge Military Academy And College; 201500628; Certification of Judgment; \$18,991.00.
- STARON, MARY - Harp, Cindy; 201500266; Judgment fr. District Justice; \$0.00.
- STOERRLER, JENNIFER - Cjs Llc; 201500466; Judgment fr. District Justice; \$2365.83.
- TAMMARO, DANA - Pottstown Memorial Medical; 201500267; Judgment fr. District Justice; \$WRIT/EXEC.
- THOMAS, CHLOE - Sun East Federal Credit Union; 201500616; Judgment fr. District Justice; \$1,192.10.
- THORPE, DOUGLAS: KENNETH - Treasure Lake Property Owner Assoc; 201500275; Judgment fr. District Justice; \$11,737.78.
- VENABLE, DAWN - New Century Financial Services Inc; 201500278; Judgment fr. District Justice; \$843.15.
- WALSH, MEGAN - University Of Pennsylvania; 201500619; Judgment fr. District Justice; \$2,670.60.
- WARD, BRIAN - New Century Financial Services Inc; 201500261; Judgment fr. District Justice; \$877.30.
- WILLIAMS, DINAH - New Century Financial Services Inc; 201500648; Judgment fr. District Justice; \$1358.99.
- ZDRAVKOVIC, LJILJANA - New Century Financial Services Inc; 201500232; Judgment fr. District Justice; \$5309.32.
- ABINGTON TWP. - entered municipal claims against:**  
Moore, Chad: Jennifer; 201500500; \$104.50.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending January 20, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

- 210 CHAIN LLC - Norristown Municipality; 201500538; Judgment fr. District Justice; \$1,085.50.
- ADAMS, RYAN - New Century Financial Service Inc; 201500480; Judgment fr. District Justice; \$1072.80.
- BECK, ANDREW - New Century Financial Services Inc; 201500494; Judgment fr. District Justice; \$801.00.
- FARONI, ABRAHAM - St Josephs University; 201500624; Certification of Judgment; \$20,700.52.
- FEDERAL NATIONAL MORTGAGE ASSOCIATION - Davidson Electric; 201500490; Mechanics Lien Claim; \$869.00.
- FOSTER, VICTOR: ABOVE THE EXPERIENCE PLUS - Hibu Inc; 201500355; Judgment fr. District Justice; \$1,798.89.
- FREEMAN, SHAWN - Cascade Capital Llc; 201500234; Judgment fr. District Justice; \$699.90.
- GOODMOTE, VIRGINIA - New Century Financial Service Inc; 201500444; Judgment fr. District Justice; \$2031.92.
- GRASSO, JOSEPH: 649 FAMILY PARTNERSHIP: GRASSO, DONNA; 201500375; \$175250.00.
- GRASSO, JOSEPH: DONNA - Shubert, Christine; 201500404; Certification of Judgment; \$117,000.00.
- GREGER, MATTHEW: MARY - Stonybrook Condominium; 201500415; Judgment fr. District Justice; \$5655.55.
- GROSSMAN, CYNTHIA - Lvnv Funding Llc; 201500462; Judgment fr. District Justice; \$1501.93.
- HALL, KANDY - New Century Financial Services Inc; 201500484; Judgment fr. District Justice; \$1468.73.

**CHELTENHAM TWP. -****entered municipal claims against:**

Cody, Morris: Helen; 201500550; \$1221.87.  
 Watson, Joe: Carman; 201500549; \$790.63.

**CHELTENHAM TWP. SCHOOL DIST. -****entered municipal claims against:**

Belmonte, Lizanne; 201500574; \$2418.63.  
 Cody, Morris: Helen; 201500572; \$3879.74.  
 East Castor Investors Llc; 201500568; \$7992.63.  
 Gallagher, Leonard: Flynn, Dorothy; 201500575;  
 \$4649.63.  
 Prowisor, Jesse: Erica; 201500576; \$2670.63.  
 Watson, Joe: Carman; 201500571; \$4042.63.

**LOWER PROVIDENCE TWP. -****entered municipal claims against:**

Tedor, Kathleen; 201500262; \$490.93.

**PENNA. DEPT. OF REV. -****entered claims against:**

Allison, Laura; 201560083; \$1603.49.  
 Alwyn, Albert: Tonia; 201560124; \$5312.33.  
 Anderson, Susan; 201560052; \$3604.02.  
 Aydemir, Osman: Jennifer; 201560129; \$2384.84.  
 Balin, Iris; 201560063; \$457.36.  
 Banik, San: 12 Greenfield Corp; 201560082; \$16878.17.  
 Benbow, John: Flouertown Service Center Inc; 201560081;  
 \$12922.38.  
 Bhalala, Ranjan; 201560079; \$17250.80.  
 Bove, Paul: Luciana; 201560127; \$4033.37.  
 Bowman, Patricia; 201560107; \$869.17.  
 Boyd, Davita; 201560085; \$571.08.  
 Breen, Joseph; 201560072; \$2259.50.  
 Buckley, James: Crystal; 201560114; \$2106.45.  
 Burnett, Michael; 201560055; \$3720.98.  
 Case, Linda; 201560053; \$3128.76.  
 Coll, Vincent; 201560090; \$2305.93.  
 Corrado, Tammy; 201560054; \$702.16.  
 Cotten, Treadis; 201560044; \$1612.16.  
 Cummings, Frank; 201560045; \$831.85.  
 Cummings, Stephen; 201560092; \$43317.04.  
 Daniels, Robert; 201560084; \$288.98.  
 Darby, Nathaniel; 201560075; \$350.60.  
 Davis, Albert: Devera; 201560065; \$1520.61.  
 Davne, Joel; 201560050; \$3145.95.  
 Decker, William: Nancy; 201560078; \$838.08.  
 Diamond, Christopher; 201560123; \$8345.42.  
 Diamond, Christopher; 201560133; \$9519.66.  
 Domalewski, Raymond; 201560117; \$3787.64.  
 Dubin, Nancy; 201560136; \$7545.59.  
 Duran, Diego; 201560130; \$9295.74.  
 Fine, Robert; 201560086; \$9592.23.  
 Fitzgerald, James; 201560071; \$855.76.  
 Fonash, John: Marlene; 201560126; \$121328.34.  
 Gibbons, Terrence; 201560058; \$361.67.  
 Graham, Allison; 201560069; \$852.76.  
 Grant, Eric: Maryann; 201560068; \$4365.71.  
 Gross, Thomas; 201560132; \$5574.52.  
 Grossman, Marc; 201560062; \$6448.54.  
 Himelreich, Kathryn; 201560056; \$1152.68.  
 Hitchens, Charles; 201560108; \$1336.12.  
 Hopkins, John; 201560067; \$9377.97.  
 Israel, Benjamin: Ilana; 201560128; \$1669.28.  
 Kadyshes, Arthur; 201560091; \$8388.81.  
 Kane, Brian; 201560116; \$1430.68.

Kelly, Eugene; 201560059; \$6078.76.  
 Kenna, Robert: Carole; 201560049; \$6833.30.  
 Kennedy, Robert: Vicki; 201560097; \$4016.32.  
 Kern, Michael: Deborah; 201560113; \$2705.99.  
 Kiesel, Paul: Gallant Kiesel, Linda; 201560112; \$2026.58.  
 Kohs, Carrie; 201560095; \$820.81.  
 Lane, Wesley; 201560087; \$677.34.  
 Liantis, Petro: Sophia; 201560093; \$825.87.  
 Luna, Edmundo; 201560105; \$2539.00.  
 Luna, Edmundo; 201560137; \$540.29.  
 Magee, Philip; 201560121; \$997.44.  
 Maneely, Daniel; 201560115; \$1093.49.  
 Marble, Robert; 201560066; \$6222.69.  
 Max, Steven; 201560131; \$3969.18.  
 Max, Steven: Jill; 201560096; \$2628.14.  
 Mcclary, Derrick; 201560070; \$809.15.  
 Miloslavljjevic, Ljiljana; 201560134; \$966.77.  
 Moyer, William: Moy; 201560061; \$292.98.  
 Murray, Francis: Vanessa; 201560099; \$4088.67.  
 Narine, Krishna: Rennie; 201560047; \$883.18.  
 Osobu, Babatunde; 201560073; \$10398.57.  
 Pagan, Vanessa; 201560094; \$1105.14.  
 Pileggi, Carmelo: Lisa; 201560100; \$1568.90.  
 Potok, Adena; 201560076; \$5083.89.  
 Potok, Adena; 201560080; \$5186.53.  
 Price, Andrea; 201560074; \$777.96.  
 Price, Charles; 201560101; \$21832.00.  
 Raison, Normaine; 201560060; \$711.93.  
 Ratliff, Linda; 201560104; \$568.14.  
 Redding, Hana; 201560103; \$2663.40.  
 Riley, Thomas: Susan; 201560110; \$3572.19.  
 Robinson, Larry: Lisa; 201560109; \$1940.80.  
 Sabin, Susan; 201560048; \$3427.90.  
 Sanford, Mallory; 201560111; \$1186.87.  
 Schnupp, Donna; 201560057; \$322.10.  
 Schulze, Robert; 201560102; \$2671.63.  
 Shaw, Danielle: Mccown, Michael; 201560118; \$1786.71.  
 Siles, Sharon; 201560051; \$5559.61.  
 Skeparnias, Nicholas; 201560046; \$867.44.  
 Sotirakis, Konstatinos; 201560120; \$1742.62.  
 Stevens, Joel: Shannon; 201560122; \$1937.14.  
 Sumter, Spencer: Yvette; 201560089; \$1371.12.  
 Teich, Paul; 201560088; \$2987.76.  
 Towarnicki, Lance: Nicole; 201560119; \$1599.98.  
 Truelove, Dominic: Sarah; 201560125; \$2270.18.  
 Wack, Alexandra; 201560064; \$778.56.  
 Wayns, Kevin; 201560098; \$2221.83.  
 Wilkins, Steven: Dawn; 201560135; \$7706.56.  
 Woosley, Edward; 201560106; \$5368.49.  
 Zeigler, Jason; 201560077; \$344.85.

**PENNA. UNEMP. COMP. FUND -****entered claims against:**

Aatrix Software Inc: Montgomery Group; 201560040;  
 \$16,693.95.  
 Abington Club; 201560025; \$2,529.85.  
 Anthony Fiume: Tar N Tin Food Services Ltd;  
 201560039; \$2,703.03.  
 C & S Research Corp; 201560036; \$5,908.19.  
 Cheltenham Center For The Arts; 201560033; \$1,911.70.  
 Chieffo Enterprises Inc: Colonial Personnel Service;  
 201560027; \$9,349.92.  
 Dexter Gresh Inc; 201560026; \$599.01.  
 Dj Carl Contracting Inc; 201560034; \$1,932.31.  
 Filpro Corporation; 201560031; \$1,430.40.  
 Growing Tree Learning Center Inc; 201560043;  
 \$6,075.31.

Hardy Machine Inc; 201560037; \$14,101.26.  
 J B Hauling Inc; 201560041; \$1,625.76.  
 J M G Excavating Inc; 201560035; \$23,901.15.  
 S Vecchione Inc; 201560030; \$95,745.15.  
 Schultz Enterprises Inc; Jamisons Auto Parts; 201560032;  
 \$8,542.70.  
 Sunburst Energy Systems Inc; 201560038; \$5,672.63.  
 Viking Pastries; 201560029; \$2,326.66.  
 Wanish Limo Service Ltd; 201560042; \$2,316.70.  
 Womens American Ort-Inc; 201560028; \$2,059.71.

**POTTSGROVE SCHOOL DIST. -  
 entered municipal claims against:**

Tedor, Kathleen; 201500433; \$3120.66.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Atkins, Annette; 201500526; \$615.61.  
 Baratucci, James; 201500541; \$592.54.  
 Christian, Ryan; 201500537; \$535.43.  
 Christie, Julia; 201500522; \$4056.13.  
 Christie, Julia; 201500525; \$639.93.  
 Clifford, Gary; 201500514; \$665.61.  
 Cohn, Irving; Denise; Distefano, Thomas; 201500507;  
 \$782.77.  
 Community Housing Services: Community  
 Housing Services; 201500546; \$634.34.  
 Defuso, Frank; Rita; 201500540; \$2552.33.  
 Eckert, Maynard; Bertha; 201500530; \$660.11.  
 Federal National Mortgage Association; 201500505;  
 \$577.61.  
 Fischer, Luigi; 201500511; \$615.61.  
 Gibble, Timothy; 201500565; \$1024.45.  
 Gibble, Timothy; 201500566; \$1053.40.  
 Hackett, Charles; Charles; 201500557; \$634.36.  
 Kane, Robert; 201500599; \$1710.59.  
 MCGovern, Patricia; 201500592; \$819.32.  
 McNeill, John; 201500512; \$615.61.  
 Mikeles Llc; 201500527; \$782.24.  
 Millar, Tiffany; 201500521; \$725.50.  
 Pace, Ronald; Unknown Heirs Successors And  
 Assigns Of Ronald B Pace; 201500534; \$684.88.  
 Panfil, David; Ellen; 201500532; \$626.13.  
 Strickland, Stephen; 201500591; \$722.44.  
 Taus, Mary; 201500579; \$615.61.  
 Travis, Kathleen; 201500533; \$568.33.  
 Travis, Kathleen; 201500578; \$615.61.  
 Via, Michael; 201500543; \$574.11.  
 West, Wayne; Sylvia; 201500570; \$618.21.  
 Zvarick, G.; 201500569; \$615.61.

**POTTSTOWN BORO. -  
 entered municipal claims against:**

Dunn, Albert; 201500517; \$615.61.  
 Myers, Jason; 135 Chestnut Street Trust; 201500528;  
 \$633.84.  
 Owheya, Gretchen; 201500577; \$491.31.  
 Providence, Jonathan; 201500509; \$671.43.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Tucker, Michael; Cordova; 201500253; \$2082.94.

**SCHWENKSVILLE BORO. AUTH. -  
 entered municipal claims against:**

Bradbury, Robert; Michele; 201500246; \$986.75.  
 Calhoun, Andrew; Sue; 201500249; \$706.73.  
 Defilippo, Gina; Fosbenner, Adam; 201500250; \$813.68.  
 Delpine, Thomas; 201500248; \$231.83.  
 Mevis, Alan; 201500251; \$787.73.  
 Sablosky & Sons Mgt; Sablosky, Sean; Theresa;  
 201500245; \$1,789.70.  
 Sabo, Kelly; Rich, Charles; 201500243; \$490.41.

**SOUDERTON AREA SCHOOL DIST. -  
 entered municipal claims against:**

Cosentino, Fara; 201500542; \$5982.63.  
 Kiedaisch, Cheryl; 201500539; \$563.00.  
 Walsh, Dennis; Kathleen; 201500535; \$6275.90.

**UNITED STATES INTERNAL REV. -  
 entered claims against:**

All County Art Expo Inc; Art Expo; 201570015;  
 \$2092.69.  
 Artz, Robert; 201570031; \$1134956.79.  
 Berky, Jeffrey; 201570025; \$71108.14.  
 Global Mission Theological School; 201570030;  
 \$8734.40.  
 Henderson, James; 201570016; \$95569.01.  
 Horne, Duane; 201570022; \$40363.29.  
 Leabman, Sidney; Ilene; 201570024; \$156899.20.  
 Lewis, Patricia; 201570027; \$11544.08.  
 Macmaster, Douglas; 201570023; \$196097.44.  
 Morris, J.; Jane; 201570028; \$26470.12.  
 Saldana, Oscar; 201570029; \$109236.27.  
 Scanlon, Lawrence; Fairweather, A.; 201570019;  
 \$114413.59.  
 Seneko, Dennis; 201570026; \$26682.29.  
 Welder, John; Seidman, Susan; 201570021; \$10233.16.  
 Wertheimer, Leon; Tova; 201570018; \$17422.12.  
 Williams, Derrick; 201570017; \$4212.87.

**UPPER MORELAND TWP./HATBORO BORO.  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Auspitz, Steven; Cynthia; 201500412; \$793.04.  
 Gonzalez, Carlos; Angelita; 201500420; \$1,246.75.  
 Redick, Michele; 201500422; \$359.38.  
 Roberts, Sheila; 201500423; \$310.56.

**UPPER PROVIDENCE TWP. -  
 entered municipal claims against:**

Cicippio, Eric; 201500323; \$266.75.  
 Hahn, Kyangok; Tao Won; 201500320; \$266.20.  
 Layden, Renee; 201500322; \$266.20.  
 Mcmillon, Jimmy; 201500321; \$266.20.  
 Smith, Thomas; Stacy; 201500324; \$266.85.  
 Toner, Joseph; 201500325; \$275.30.

**WEST NORRITON TWP. -  
 entered municipal claims against:**

August, Neal; Abdrea; 201500369; \$1427.24.  
 Ford, Mario; Tammy; 201500368; \$1508.68.  
 Maxey, John; Mary; 201500364; \$1971.20.  
 Small, Dianne; 201500362; \$1213.89.  
 Walker, Saphoria; 201500361; \$1193.77.

**WISSAHICKON SCHOOL DIST. -  
entered municipal claims against:**

Curran, Patricia; 201500547; \$2716.10.  
Laguda, Antonio: Caterina; 201500545; \$2727.30.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending January 20, 2015**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

DORITY, TRACEY R. - Lower Providence Township;  
Dority, Thomas F., 1116 Pawlings Road  
Audubon, PA 19403.  
FLICK, AARON - Souderton Borough; Flick, Scott H.,  
728 George Drive King Of Prussia, PA 19406.  
FREMER, HELEN - Abington Township;  
Balter, Robert S., 1077 Kipling Road  
Rydal, PA 19046.  
HLAING, PRISCILLA R. - Trappe Borough;  
Hlaing, Clifford H., 268 Fulmer Road  
Perkiomenville, PA 18074.  
HLAING, WIN M. - Trappe Borough;  
Hlaing, Clifford, 268 Fulmer Road  
Perkiomenville, PA 18074.  
LIGHTKEP, DOROTHY E. - Whippain Township;  
Lightkep, Michael E., 830 Belfry Drive  
Blue Bell, PA 19422.  
NATTRESS, BARBARA E. - Lansdale Borough;  
Hoeffel, Joseph M., 507 Salfordville Road  
Lederach, PA 19450.  
ROSATO, RICHARD C. - Norristown Borough;  
Rosato, Mary J., 1420 Harding Blvd.  
Norristown, PA 19401.  
SEGAL, RONALD - Lower Providence Township;  
Beeghley, David B., 3038 Butler Pike  
Conshohocken, PA 19428; Segal, Steven,  
221 Hazel Terrace Haddon Twp, NJ 08108-3534.  
SHREVES, JOSEPH W. - Upper Providence Township;  
Shreves, Sherman E., Jr., 288 Stony Run Road  
Spring City, PA 19475; Shreves, Stephanie A.,  
1519 N. 11 Street Reading, PA 19604.

**SUITS BROUGHT**

**Week Ending January 20, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

ALBRIGHT, JASON: JASON - Wells Fargo Bank Na;  
201500464; Complaint In Mortgage Foreclosure;  
Lobb, Jonathan.  
ALFRIEND, COREY - Meggett, Kendra; 201500372;  
Support/Exceptions; Brennan, Meredith.  
ARAZA-DELGADO, MARIA - Resendiz-Hernandez, Lucio;  
201500238; Complaint for Custody/Visitation.  
ARCHARD, NOEL - Archard, Jennifer; 201500486;  
Complaint Divorce.  
BACHE, DEBBIE: CHRISTOPHER - Forsyth, Tamara;  
201500457; Civil Action; Mauer, Lisa J.  
BARBIERI, DORIS - Citibank Na; 201500435;  
Civil Action; Howell, Beth Arnold.

BERNARD, MICHAEL: GEORGIEANNA: MICHAEL -  
Bernard, Erika; 201500226; Complaint for  
Custody/Visitation.  
BETTNER, MARSHA - Citibank Na; 201500436;  
Civil Action; Howell, Beth Arnold.  
BLACKMAN, WILLIAM - Wells Fargo  
Financial Pennsylvania Inc; 201500445; Complaint  
In Mortgage Foreclosure; Bates, Kenya.  
BOYD, MIA - State Farm Mutual Automobile  
Insurance Company; 201500487; Civil Action;  
Lawrence, Benjamin W.  
BOYER, MARISSA - Ford Motor Company;  
201500473; Civil Action; Dougherty, Michael J.  
CALHOUN, JESSICA: WILLIAM - Wells Fargo  
Home Mortgage; 201500233; Complaint in  
Ejectment; Dietterick, Scott A.  
CAVE, EMPRECE - Ferguson, Richard; 201500411;  
Complaint for Custody/Visitation.  
COONEY, MARY: MARY - Diakon Lutheran  
Social Ministries; 201500265; Civil Action;  
Zellner, Brian K.  
COTTOM, KELLI: DAVID - Wells Fargo  
Financial Pennsylvania Inc; 201500316; Complaint  
In Mortgage Foreclosure; Lobb, Jonathan.  
DU MOLIN, JAMES - Silverman, Michael;  
201500127; Petition; Heller, Gregory B.  
ENGLES, JOHN - Oxman-Engles, Justine;  
201500400; Complaint Divorce.  
FOX, JAMES: JAMES: OCCUPANTS -  
Federal National Mortgage Association;  
Complaint in Ejectment; Cressman, Paul.  
GALTIERI, PAUL - Bank Of America Na; 201500438;  
Civil Action; Martin, Syretta.  
GATEWOOD, TYHIM - Long, Cherie; 201500581;  
Complaint for Custody/Visitation.  
GEORGE, TYRELL - Karros, Anastacia; 201500614;  
Complaint for Custody/Visitation.  
GHEORGHE, VALENTIN - Gheorghe, Nadia;  
201500551; Complaint Divorce.  
GUINS, DEMIKA: WILLIS, ANDREW -  
Dibenedetto, Timothy; 201500271;  
Defendants Appeal from District Justice.  
GVODAS, NICOLE: JOHN - Gregory, Dale; 201500274;  
Civil Action; Thomas, Leno P.  
HANNUM, PRESCOTT - Shuff, Lynda; 201500418;  
Complaint for Custody/Visitation.  
HARPER, KELLY: KNIER, KELLY - Td Bank Usa Na;  
201500449; Civil Action; Howell, Beth Arnold.  
HARRINGTON, ERIC - Cavalry Spv I Llc; 201500217;  
Defendants Appeal from District Justice.  
HARTMAN, CHARLES - Hartman, Allison;  
201500417; Complaint Divorce; Cullen, Sean E.  
HEADMAN, JOSEPH - Td Auto Finance Llc;  
201500471; Civil Action; Dougherty, Michael J.  
HEGARTY, CHRISTINE: ATKINS, CHRISTINE:  
HEGARTY, CHRISTINE, ET.AL. - Arlp Trust;  
201500240; Complaint in Ejectment;  
Lobb, Jonathan.  
HENDRICKS, EDDIE: FREDERICK, TORREE:  
HENDRICKS, EDDIE - Smith, Robert;  
201500387; Civil Action; Freeman, James R.  
HOWARD, RACHEL - Howard, Michael;  
201500259; Complaint Divorce.  
HUNT, MICHELLE - Hunt, Jonathan; 201500653;  
Complaint Divorce.  
HUTCHINS, ROBERT - Hutchins, Tabetha; 201500649;  
Complaint Divorce; Fabick, Edward J.

- ISLAM, ASHRAFUL - Bank Of New York Mellon; 201500461; Complaint In Mortgage Foreclosure; Wapner, Peter.
- KOWAL, JOHN - Citibank Na; 201500439; Civil Action; Howell, Beth Arnold.
- KUSSMAN, NICHOLAS - Kennedy, Heather; 201500165; Complaint for Custody/Visitation.
- KUTNER, SAMUEL - Kutner, Renee; 201500189; Complaint Divorce; Wassel, Joseph B.
- LAWSON, WILLIAM: BILL LAWSON CARPENTRY - Cach Llc; 201500456; Civil Action; Dougherty, Michael J.
- LEE, KYUNG: HI: HIBONG - Yoo, Chang; 201500379; Civil Action; Wilson, Val P.
- LEHRMAN, CRAIG: EVAN, CRAIG: LEHRMAN, DANA - Wells Fargo Bank Na; 201500329; Complaint In Mortgage Foreclosure; Bates, Kenya.
- LUDOVICI, VENUS - Przychowicz, Michael; 201500520; Complaint Divorce; Solomon, Don J.
- MAZENKO, RALPH - Barone, Rocco; 201500548; Civil Action; Bartel, Clyde O.
- MCLEOD, LORI: OCCUPANTS - Wells Fargo Bank Na; 201500029; Complaint in Ejectment; Lobb, Jonathan.
- MELENDEZ, TAIISHA - Melendez, Daniel; 201500399; Complaint Divorce.
- MINISSALE, LAWRENCE - Citibank Na; 201500448; Civil Action; Howell, Beth Arnold.
- MITCHELL, CORY - Masington, Tara; 201500588; Complaint for Custody/Visitation; Winter, Michelle.
- MONTGOMERY COUNTY - Wallace, Diana; 201500515; Civil Action; Murphy, Frank P.
- MORGAN, RICOLE - Davenport, Brian; 201500389; Complaint for Custody/Visitation.
- MUSTIAN, ARIN - Bates, Christopher; 201500277; Complaint for Custody/Visitation.
- MYERS, MICHELLE: DOLCE, JEREMY - Firman, Lillian; 201500613; Complaint for Custody/Visitation.
- NESTORAS, PANAYOTA - Citibank Na; 201500442; Civil Action; Howell, Beth Arnold.
- NEUMAN, MATTHEW - Bank Of America Na; 201500443; Civil Action; Titus, Christopher.
- NISSAN NORTH AMERICA INC: MOUSSA, EDDIE: NISSAN MOTOR COMPANY LTD - Huleatt, Kate; 201500371; Foreign Subpoena.
- NOYES, TERENCE: CLAIRE: CLAIRE - Trumark Financial Credit Union; 201500190; Complaint In Mortgage Foreclosure; Fox, Craig H.
- OGG, JAMESON - Ogg, Amanda; 201500090; Complaint Divorce; Bresnan, Joseph E.
- OSENBACH, DAVID - Peterman, Laura; 201500352; Complaint for Custody/Visitation.
- PACKARD, MICHAEL: ELIZABETH - Santander Bank; 201500263; Complaint In Mortgage Foreclosure; Wapner, Peter.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gowe, Paschal; 201500160; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Daly, Thomas; 201500210; Appeal from Suspension/Registration/Insp; Keller, Robert C.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Minio, Michael; 201500428; Appeal from Suspension/Registration/Insp; Bederman, Eugene.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Trumbauer, Christian; 201500451; Appeal from Suspension/Registration/Insp; Mullaney, Christopher P.
- RADATTI, JEANNIE - Citibank Na; 201500441; Civil Action; Howell, Beth Arnold.
- RADCLIFFE CONSTRUCTION - Morris Kreitz And Sons Inc; 201500367; Civil Action; Moore, Richard I.
- RAHR, LEASHIA: LEISHA - Us Bank National Association; 201500109; Complaint In Mortgage Foreclosure; Ackerman, Jaime R.
- ROSAS, JORGE - Rosas, Maureen; 201500366; Complaint Divorce; Wassel, Joseph B.
- SANDLER, MICHELE - Td Bank Usa Na; 201500447; Civil Action; Howell, Beth Arnold.
- SANTONI BALDWIN, JUANITA: JUANITA - Baldwin, James; 201500455; Complaint Divorce; Tana, Kathleen M.
- SINGLETON, DANIEL - Singleton, Brenda; 201500353; Complaint Divorce; Picardi, Kenneth E.
- SWEIGART, CAROL: MARCHESE, ERIC: SWEIGART, PAUL - Wilson, Mindy; 201500488; Complaint for Custody/Visitation.
- THOMPSON, GARY - Clark, Carla; 201500354; Complaint for Custody/Visitation.
- TROPIANO TRANSPORTATION SERVICE INC: FERNANDEZ, ALFREDO - Saifuddin, Mustafa; 201500208; Civil Action; Davis, William Mcfadden.
- TRUONG, KHOI - Nhan, Nhi; 201500582; Complaint for Custody/Visitation; Winter, Michelle.
- TULLIO, BRUCE: ALEXIS - Fox Fuels; 201500163; Petition to Appeal Nunc Pro Tunc.
- TWO PAPER DOLLS - Sterling Finishing Inc; 201500383; Defendants Appeal from District Justice.
- URENA-VEGA, JANET - 15 Presidential Condominium Association; 201500510; Defendants Appeal from District Justice.
- VIOLETTE, MATTHEW - Webb, Katie; 201500405; Complaint for Custody/Visitation.
- WAL MART STORES INC: WALMART - Fusco, Ann; 201500384; Civil Action; Gatto, Michael N.
- WELCH, MEGAN - Jalon, Andres; 201500397; Complaint for Custody/Visitation.
- WILDE, EDWARD: EMMA - Wells Fargo Financial Pennsylvania Inc; 201500458; Complaint In Mortgage Foreclosure; Bates, Kenya.
- ZIEGLER, MICHAEL: MICHELLE - Shimmers, Richard; 201500564; Defendants Appeal from District Justice.

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## WILLS PROBATED

### Granted Week Ending January 20, 2015

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ALBITZ, MARY J. - Douglass Township; Moyer, Deborah J., 1816 Big Road Gilbertsville, PA 19525; Moyer, Patrick M., 2 Audrey Drive Barto, PA 19504.
- ALBRIGHT, DANIEL W., JR. - Franconia Township; Albright, Tore J., 167 East 2Nd Street Lansdale, PA 19446.
- ANGELUCCI, ARMOND J. - Whitpain Township; Angelucci, Patricia D., 2320 Twin Silo Drive Blue Bell, PA 19422.

- BEHREND, SHARON L. - Lower Merion Township;  
Maisler, Jan, 209 Edgehill Road  
Merion Station, PA 19066.
- BERGER, LENORE B. - Lower Salford Township;  
Shelly, Stephen A., 525 West Broad Street  
Quakertown, PA 18951.
- BREITENBACH, THERESIA - Abington Township;  
Cunningham, Thomas A., 136 Blake Avenue  
Rockledge, PA 19046.
- BRITTINGHAM, SUSAN L. - Upper Dublin Township;  
Idler, John, 1014 Hawthorne Lane  
Ft Washington, PA 19034.
- BURG, HARRY W. - Upper Moreland Township;  
Mansell, Denise, 3100 Terwood Road  
Willow Grove, PA 19090.
- COOPER, BETTE B. - Douglass Township;  
Cooper, Wilbur G., Jr., 105 Martin Avenue  
Gilbertsville, PA 19525.
- CROSSIN, EDWARD J. - Upper Dublin Township;  
Crossin, Camille, 1670 Fort Washington Avenue  
Maple Glen, PA 19002.
- DECENZO, LUCY T. - Whitmarsh Township;  
Brown, Maria A., 4007 N. Warner Road  
Lafayette Hill, PA 19444; Decenzo, Michael J.,  
1609 Rhonda Circle Downingtown, PA 19335;  
Decenzo, William A., Jr., 3724 Hedrick Road  
Cedars, PA 19423.
- DIFFENDAL, JEAN M. - Upper Merion Township;  
Diffendal, James J., 33 Overhill Road  
Reading, PA 19609.
- FALCHEK, THADDEUS S. - Lower Merion Township;  
Falchek, Stephen J., 24 Overbrook Parkway  
Wynnewood, PA 19096.
- FLEMING, JOAN T. - Whippain Township;  
Lehman, Joanne, 425 Sudbury Road  
Concord, MA 01742-3511.
- FLUCK, HELEN F. - Souderton Borough;  
Gabel, Anne E., 323 Main Street  
Red Hill, PA 18076; Koffel, Evelyn L.,  
1563 Markley Road Pennsburg, PA 18073.
- FRESOLONE, MARY V. - Ambler Borough;  
Marinucci, Catherine, 316 North Spring Garden Street  
Ambler, PA 19002.
- GLOECKLER, LAWRENCE C. - Rockledge Borough;  
Gloeckler, Lawrence C., Jr., 12 East Bayberry Road  
Glenmont, NY 12077.
- GOUGH, MARIE V. - Lower Gwynedd Township;  
Meglinchey, Edward J., Jr., 33 Red Oak Road  
Oreland, PA 19075.
- HEDRICK, OLIVE M. - Franconia Township;  
Hedrick, Brenda L., 17 Williams Way  
Sellersville, PA 18960.
- HEE, PATRICIA M. - Lower Gwynedd Township;  
Mansfield, Geraldine H., 417 Bradshaw Avenue  
Haddonfield, NJ 08033; Ohara, Patricia M.,  
220 W. Rittenhouse Square Philadelphia, PA 19103.
- HENDRICKS, EVELYN J. - Franconia Township;  
Koehler, Vivian L., 8523 Andersontown Road  
Denton, MD 21629.
- HILL, MARY B. - Whitmarsh Township; Hill, E. H.,  
315 Fox Hound Drive Lafayette Hill, PA 19444.
- KEPLINGER, ANNETTE K. - Lower Salford Township;  
Keplinger, David M., 3103 Webster Street  
Mount Rainier, MD 20712; Meals, Dana,  
95 Guldin Road Douglassville, PA 19518.
- LITCHKO, NAOMI E. - Upper Moreland Township;  
Brundage, Christine E., 408 Lincoln Avenue  
Hatboro, PA 19040; Litchko, Edward J.,  
542 Championship Drive Harleysville, PA 19438.
- MARINER, EILEEN M. - Montgomery Township;  
Dodman, Rose A., 305 Green Tree Tavern Road  
North Wales, PA 19454.
- MCGUCKIN, GEORGIANAM. - Upper Moreland Township;  
Zysk, Colleen, 511 Fisher Lane  
Warminster, PA 18974.
- MCINERNEY, MARY R. - Springfield Township;  
Abbott, Bradley, 4045 Roxburgh Drive  
Roswell, GA 30076; Abbott, Elizabeth,  
4045 Roxburgh Drive Roswell, GA 30076.
- MCKENRY, DAVID - Horsham Township;  
Mckenry, Dawn M., 870 Easton Road 2Nd Floor  
Horsham, PA 19044.
- MONTELEONE, CHARLES J. - Plymouth Township;  
Ciaccio, Grace M., 3124 Eisenhower Road  
East Norriton, PA 19403.
- MORRIS, HELEN H. - Franconia Township;  
Morris, Peter H., 821 Clemens Road  
Telford, PA 18969.
- NICE, DOLORES F. - Red Hill Borough;  
Hallman, Thomas, Jr., 527 Washington Street  
East Greenville, PA 18041.
- PATRIZI, MARY C. - Whitmarsh Township;  
Delaney, Thomas F., 767 Inverness Drive  
West Chester, AK 19380; Vlahakis, Suzanne B.,  
4123 Presidential Drive Lafayette Hill, PA 19444.
- PETRIW, WASUL - Abington Township;  
Jasinska, Janina, 823 Suffolk Road  
Jenkintown, PA 19046.
- PIATELLI, ELAINE P. - Upper Merion Township;  
Kelly, Bridget M., 226 W. 10Th Avenue  
Conshohocken, PA 19428-1412.
- ROSSMASSLER, WALTER H., JR. -  
Lower Gwynedd Township; , David S Rowe  
Philadelphia, PA 19103; Rossmassler, Louise F.,  
728 Norristown Road Lower Gwynedd, PA 19002.
- SCHMIDT, LILLIAN J. - Whippain Township;  
Schmidt, Bruce R., 155 Forrest Way  
Hatfield, PA 19440.
- SCHUBERT, KATHERINE G. - Upper Dublin Township;  
Eckel, Bruce J., 1247 Rosemont Lane  
Abington, PA 19001.
- SELINGER, STEPHEN P. - Lower Merion Township;  
Selinger, Kenneth R., 1506 Allen Road  
Oreland, PA 19075.
- SHEVLIN, DIANE V. - Upper Dublin Township;  
Whiteman, Dwight B., 625 South Avenue  
Secane, PA 19018-3535.
- STAPLES, DOROTHY J. - Hatboro Borough;  
Clay, Alvin A. Iii, 2015 Buttonwood Lane  
Huntingdon Valley, PA 19006.
- STERRETT, DOROTHY I. - Upper Merion Township;  
Schubert, Susan C., 472 Dorothy Drive  
King Of Prussia, PA 19406.
- STRATCHKO, LEONARD J., JR. - Montgomery Township;  
Larue, Mary A., 145 Pine Crest Lane Lansdale, PA 19446.
- SUTCH, DAVID W. - Douglass Township;  
Sutch, David, 144 Boxwood Court  
Pottstown, PA 19464.
- THOMPSON, LEONARD R. - Cheltenham Township;  
Thompson, Roselee F., 7808 Oak Lane Road  
Cheltenham, PA 19012.
- THOMPSON, MARIANNE H. - Lower Providence Township;  
Thompson, Stuart, 266 Thornridge Drive  
Thorndale, PA 19372.
- TOTH, FRANK M. - ; Spoganetz, John W.,  
1 Holmes Street Carteret, NJ 07008; Toth, Brian F.,  
125 Hunt Club Drive Copely, OH 44321.

TRUCKSESS, JOAN W. - Franconia Township;  
Trucksless, Robert L., 139 Packham Court  
Telford, PA 18969.

WALKER, DARLENE M. - Upper Merion Township;  
Palmer, Laurie A., 212 Crooked Lane  
King Of Prussia, PA 19406.

WENDEL, WILLIAM J. - Lower Pottsgrove Township;  
Wendel, Virginia F., 790 Bliem Road  
Pottstown, PA 19464.

WILMER, MARGARET E. - Lower Pottsgrove Township;  
Bianco, Lenore W., 1018 Greenes Way Circle  
Collegeville, PA 19426; Buckwalter, Elise M.,  
250 Hafner Road Royersford, PA 19468.

YOMER, OLGA L. - Whitpain Township;  
Bissig, Gary A., 741 Hemingway Drive  
Ambler, PA 19002.

## RETURN DAY LIST

February 9, 2015  
COURT ADMINISTRATOR

All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Arlp Trust v. Drye - Petition to Withdraw as Counsel (Seq. 18) - **C. DeNardo - J. Thomas.**
2. BAC Home Loans Servicing, L.P. v. Wejner - Motion to Reassess Damages (Seq. 64) - **J. Krohn.**
3. Bank of America, N.A. v. Decourcey - Plaintiff's Motion to Reassess Damages (Seq. 10) - **J. Lobb.**
4. Bank of America, N.A. v. Fitzgerald - Motion to Reassess Damages (Seq. 29) - **A. Zuckerman.**
5. Berk v. Clare - Motion for Protective Order (Seq. 5 D) - **H. Berk - T. Grugan.**
6. Brokerage Concepts, Inc. v. Amk Florida Services, Inc. - Petitioner Robert S. Lipsey's Petition for Leave to Withdraw as Counsel for Defendant Delaware Valley Financial Group (Seq. 347) - **J. Adler - L. Marone.**
7. Bronzi v. Bronzi - Petition to Withdraw as Counsel (Seq. 130) - **J. Carney - G. Clarke.**
8. Cajoleas v. Everett - Petition to Withdraw as Counsel (Seq. 53) - **C. Bashore - J. Wassel.**
9. Caliber Home Loans Inc. v. Quinn - Plaintiff's Motion to Reassess Damages (Seq. 18) - **J. Kolesnik - M. Clemm.**
10. Cannon v. Dhyllon - Motion to Extend Time to File Certificates of Merit (Seq. 15) - **F. Rivera - J. Bates.**
11. Cassel v. Uprise II, Inc. - Motion to Compel Discovery Directed to Additional Defendant Thomas L. Lorenzo (Seq. 41 D) - **J. Hickey - F. Miller.**
12. Certain Underwriters at Lloyds v. Goldstein - Motion to Compel the Deposition of Randy C. Robinson (Seq. 24-D) - **S. O'Donnell - A. Kramer.**
13. Citimortgage, Inc. v. Diallo - Motion to Reassess Damages (Seq. 45) - **F. Hallinan.**
14. Dahlquist v. Pennise - Motion to Compel Plaintiff's Answer to Supplemental Request for Production of Documents.
15. Davis v. Government Employees Insurance Company - Plaintiff's Motion to Compel Defendant's Responses to Plaintiff's Discovery Requests (Seq. 8 D) - **G. Marion - S. Stenson.**
16. Davis v. Movie Tavern - Motion to Compel Plaintiff's Deposition (Seq. 9 D) - **T. Sailer - P. Moran.**
17. Dean v. Dean - Petition to Withdraw as Counsel (Seq. 51) - **J. DiGiorgio.**
18. Desiderio v. Lyons - Motion to Compel Discovery Under Pa. RCIVP 4019 Directed to Plaintiff's Mike Desiderio and Kim Desiderio (Seq. 5) - **L. Weinraub.**
19. Discover Bank v. Zackowski - Defendant's Motion to Deem Defendant's Request for Admissions Admitted (Seq. 18 D) - **M. Dougherty - M. Himsworth.**
20. Ditmar v. Ditmar - Petition to Withdraw as Counsel (Seq. 29) - **R. Tompkins - H. McCreary.**
21. Doctor Office Management Incorporated v. Databridge Software, Inc. - Motion to Overrule Objections to Subpoena (Seq. 113 D) - **R. Keenan - K. Hirsch.**
22. Doctor Office Management Incorporated v. Databridge Software, Inc. - Plaintiff's Motion to Overrule Objections and to Compel Discovery Responses (Seq. 108 D) - **R. Keenan - K. Hirsch.**
23. Doctor Office Management Incorporated v. Databridge Software, Inc. - Plaintiff's Motion to Compel Discovery Responses, First and Supplemental (Seq. 112 D) - **R. Keenan - K. Hirsch.**
24. Dorval v. Star - Defendant's Motion to Compel Plaintiff's Answer to Defendant Roggs, Expert Roggs' Request for Production of Documents and Supplemental Request for Production of Documents (Seq. 16) - **L. Kornblau - J. Kilcoyne.**
25. Dorval v. Star - Plaintiff's Motion for Leave of Court to File Amended Complaint Nunc Pro Tunc - **L. Kornblau - J. Kilcoyne.**
26. Epstein v. Bhalala - Plaintiff's Motion to Compel Production of Documents (Seq. 146) - **L. Haft - D. Shafkowitz.**
27. First Niagra Bank, N.A. v. Copenhaver - Plaintiff's Motion to Reassess Damages (Seq. 10) - **J. Lobb.**
28. Ford Motor Credit Company v. Excel Drywall, Inc. - Plaintiff's Motion for Transfer of Venue to Bucks County (Seq. 2) - **L. Markind.**
29. Ford Motor Credit Company v. Vazquez - Plaintiff's Motion for Transfer of Venue to Philadelphia County (Seq. 2) - **A. Sklar.**
30. Freedom Mortgage Corporation v. Dennis - Defendant's Motion to Strike Pleadings.
31. Gaynor v. Don Rosen Imports - Plaintiff's Emergency Motion to Disqualify Anything That Involves Discovery Master A. Braunfeld in this Matter (Seq. 512) - **R. Schatz.**
32. Gaynor v. Don Rosen Imports - Plaintiff's Emergency Motion to Vacate J. Daniele Attempt to Circumvent the Law by Issuing Unlawful Order for Plaintiff to be Deposed (Seq. 5-11) - **R. Schatz.**
33. Georgetown of Philadelphia Condominium Association v. Nance - Plaintiff's Motion to Reassess Damages (Seq. 3) - **H. Barrow.**
34. Ghawi v. Verizon Communications, Inc. - Motion of Defendant Verizon Pennsylvania, LLC to Compel Answers to Interrogatories and Responses to Request for Production of Documents to Plaintiffs (Seq. 16 D) - **J. Capone - E. Bernabei.**

35. Green v. Senior - Motion to Compel Defendant's Production of Documents of STBS Clients, et al. - **J. Adler.**
36. Greenfield v. Horizon Transport, Inc. - Motion to Compel Plaintiff's Discovery Responses (Seq. 34 D) - **A. Silverman - V. Verbeke.**
37. Griffin v. Greenberg - Motion to Compel Plaintiff's Expert Reports (Seq. 82 D) - **H. Oxman - D. Juliana.**
38. Grow v. Vinson - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories, Potential Lien Interrogatories and Request for Production of Documents (Seq. 25) - **M. Sacchetta - A. Griffith - D. Ray.**
39. H&H Construction Services, LLC v. BGN Associates, LLC - Plaintiff's Motion to Compel Responses to Plaintiff's Fourth Request for Production of Documents (Seq. 64) - **J. Gavin - F. Clark.**
40. Herring v. Haller - Defendant William Haller's Motion to Dismiss (Seq. 18) - **D. McCartney - C. Spadoni.**
41. Hibu, Inc. v. Blanco - Plaintiff's Motion to Compel Answers to Discovery (Seq. 18 D) - **M. Lessa.**
42. Hickson v. Cappelletti - Defendants' Second Motion to Overrule Plaintiff's Objections to Subpoenas (Seq. 53) - **J. Ullman - D. Ray.**
43. Hinton v. Richardson - Motion of Defendant Amy Richardson to Compel Iron Mountains Compliance With a Valid Subpoena (Seq. 52) - **J. Berschler - K. Blake.**
44. HSBC Bank USA National Association v. Greco - Motion to Reassess Damages (Seq. 11) - **J. Krohn.**
45. HSBC Mortgage Corporation USA v. Conner - Motion for Leave to File Amended Complaint (Seq. 7) - **D. Siedman.**
46. Jack v. Amato - Defendant's Motion to Compel Plaintiff to Execute an Authorization for the Release of Medical Records/Bills (Seq. 27) - **A. Nardoizzi - J. Gilman.**
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69. O'Brien v. Silver Lake Country Club, Inc. - Defendant's Motion to Compel Plaintiffs to Respond to Discovery Requests Pa. R.C.P. 4005/400911 (Seq. 20) - **H. Gershman.**
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76. PHH Mortgage Corporation v. Williams - Plaintiff's Motion to Reassess Damages (Seq. 21) - **R. Cusick - A. Tuttle.**
77. Portfolio Recovery Associates v. Fueller - Petition to Withdraw as Counsel (Seq. 22) - **D. Santucci.**
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92. U.S. Foodservice, Inc. v. Kamaratos - Motion to Compel (Seq. 31 D) - **D. Blasker.**
93. Waeltz v. Woodrow & Associates, Inc. - Plaintiffs' Motion to Quash the Subpoena Against Dr. Kathleen Schramm/Southampton Psychiatric Associates (Seq. 160 D) - **J. Marton - J. Pecci - P. Priore.**
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96. Wells Fargo Bank, N.A. v. Oren - Plaintiff's Motion to Reassess Damages (Seq. 21) - **M. Wooters - A. Tuttle.**
97. Wells Fargo Bank, N.A. v. Seibel - Plaintiff's Motion to Reassess Damages - **J. Lobb.**
98. White v. Busch - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories, Potential Lien Interrogatories and Response to Request for Production of Documents (Seq. 6) - **V. Booker - K. Carmen.**
99. Yellow Book Sales & Distribution Company, Inc. v. Papa - Defendant's Motion to Strike (Seq. 89) - **R. Amato - A. Papa.**