

## 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 September 24, 2014 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on October 29, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Second Publication

05-31132

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 John E. Burkhardt, Registered Surveyor on September 28, 1955, as follows, to wit:

BEGINNING at a point on the Northwestern side of Willow Street (50.00 feet wide), at the distance of 47.77 feet Northeastwardly from the Northeastly side of Spruce Street (50.00 feet wide); thence extending North 54 degrees, West (partly through and along the centerline of a party wall erected between these premises and the premises adjoining to the Southwest) 98.00 feet to a point; thence extending South 36 degrees, West (along the Southeastly side of a certain two feet wide alley), 47.77 feet to a point on the Northeastly side of Spruce Street; thence extending North 54 degrees, West (along the Northeastly side of Spruce Street and crossing the bed of said two feet wide alley) 2.00 feet to a point; thence extending North 36 degrees, East (along the Northwestern side of said two feet wide alley) 63.65 feet to a point; thence extending South 54 degrees, East (and extending partly through the center of the party wall erected between these premises and the premises adjoining to the Northeast) 100.00 feet to the Northwestern side of Willow Street; thence extending South 36 degrees, West (along the Northwestern side of Willow Street) 15.88 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-38796-00-8.

Location of property: 1105 Willow Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Pamilla D. Holmes** at the suit of Norristown Municipal Waste Authority. Debt: \$1,886.04.

**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.

09-09937

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, described according to a Subdivision Plan Section No. 4 on Mercer Hill Village made by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania, dated the Eighth day of April A.D. 1954 and further described, as follows, to wit:

BEGINNING at the Southeasternmost terminus of a radial round corner connecting the Southeastly side of Mount Pleasant Avenue (forty-six and five-tenths feet wide) with the Southwestly side of Batleson Road (50 feet wide); thence extending South 24 degrees, 52 minutes East along the Southwestly side of Batleson Road one hundred sixty-five feet to a point; thence extending South 65 degrees, 08 minutes West, 50 feet to a point; thence extending South 48 degrees, 58 minutes, 40 seconds West, one hundred and thirty-one one-hundredths feet to a point; thence extending North 38 degrees, 33 minutes West, one hundred seventy-five and eighty-seven one-hundredths feet to a point on the Southeastly side of Mount Pleasant Avenue; thence extending along the said side of Mount Pleasant Avenue the 3 following courses and distances: (1) North 51 degrees, 27 minutes East, ninety-nine and forty one-hundredths feet to a point of curve; (2) in a Northeastwardly direction on the arc of a circle on a line curving to the right having a radius of three hundred feet the arc distance of seventy-one and sixty-four one-hundredths feet to a point of tangent; (3) North 65 degrees, 08 minutes East, ten and forty-one one-hundredths feet to a point of curve; thence in a Southeastwardly direction on the arc of a circle on a line curving to the right having the radius of 10 feet the arc distance of fifteen and seventy-one one-hundredths feet to a point on the Southwestly side of Batleson Road, the first mentioned point and place of beginning.

BEING lot Number 127, as shown on the above mentioned plan.

BEING the same premises which Jan Louis Boggess and Bettianne Chinn Boggess, his wife by Deed dated October 19, 2004 and recorded October 22, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5530, Page 0483, granted and conveyed unto Diane Sanders and Jason Garth, as joint tenants with right of survivorship.

Parcel Number: 66-00-04393-00-5.

Location of property: 234 West Mount Pleasant Avenue, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Diane Sanders and Jason Garth, as joint tenants with the right of survivorship** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank, N.A., as Trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2007-OC1 Trust. Debt: \$332,042.12.

**Jaime R. Ackerman**, Attorney.

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

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

10-01075

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a master plan "Summer Hill" made for Gambone Brothers Development Company by Burisch Associates, Inc., Pottstown, Pennsylvania, dated 07/27/1998 and last revised 12/05/2008 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-59, Pages 435 to 436, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Summer Hill Drive (50 feet wide) a corner of Lot 97 on said plan; thence extending along said Summer Hill Drive on the arc of a circle curving to the right having a radius of 2000.00 feet the arc distance of 122.07 feet to a point a corner of Lot 99 on said plan; thence extending along said Lot 99 South 46 degrees, 00 minutes, 57 seconds East, 155.77 feet to a point in line of Lot 95 on said plan; thence extending along said Lot 95, South 59 degrees, 42 minutes, 120 seconds West, 86.84 feet to a point a corner of Lot 96 on said plan; thence extending along said Lot 96, North 83 degrees, 55 minutes, 37 seconds West, 38.11 feet to a point a corner of Lot 97 on said plan; thence extending along said Lot 97, North 55 degrees, 29 minutes, 29 seconds West, 102.21 feet to a point on the Southeasterly side of Summer Hill Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot 98 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brian Cliver, a/k/a Brian Richard Cliver and Jamie Cliver, a/k/a Jamie Lynne Cliver, a/k/a Jamie Lynne Clemmer, husband and wife, by Deed from John Dillon and Suzanne Dillon dated June 25, 2006 and recorded August 8, 2006 in Deed Book 5611, Page 1185.

Parcel Number: 32-00-02525-21-5.

Location of property: 110 Summer Hill Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian Cliver, a/k/a Brian Richard Cliver and Jamie Cliver, a/k/a Jamie Lynne Cliver** at the suit of HSBC Mortgage Service, Inc. Debt: \$397,911.68.

**Marc S. Weisberg**, Attorney.

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

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

10-03703

ALL THAT CERTAIN message and lots of land situate in Gulph Terrace, **Upper Merion Township**, Montgomery County, Pennsylvania known and designated as Lots Nos. 16, 17, 18 of Block A, Gulph Terrace as laid out on a Certain Plan of Map No. 1 as Surveyed by C. James Cresson, C.E. and recorded in Montgomery County in Deed Book 945, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point at the intersection of the Northwest side of Matsonford Road and the Northeast side of Supplee's Lane; thence along the Northeast side of Supplee's Lane, North twenty-nine degrees, five minutes West, one hundred and ten feet to the line of Lot #19 on said plan; thence along Lot #19, North sixty degrees, fifty-five minutes East, sixty feet to the line of Lot #15, on said plan; thence along Lot #15, South twenty-nine degrees, five minutes East, one hundred and ten feet to the Northwest side of Matsonford Road aforesaid; and thence along the said side of said road South, sixty degrees, fifty-five minutes West, sixty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marty Gibbs by Deed from Marty Gibbs and Barbara A. Gibbs (husband and wife) dated 05/04/1993 recorded 06/07/1993 in Deed Book 5043, Page 1246.

Parcel Number: 58-00-13510-00-4.

Location of property: 189 Matsonford Road, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marty Gibbs and United States of America** at the suit of Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2002-1, Mortgage Loan Asset-Backed Certificates, Series 2002-1. Debt: \$245,599.36.

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

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

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

10-04420

ALL THAT CERTAIN parcel of land, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, being known and designated, as follows:

Lots Numbered 983 and 984 on a certain plan of lots of Willow Grove Division Number 2, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid at Norristown, in Deed Book 536, Page 890.

CONTAINING in front or breadth on the Southerly side of Rothley Avenue 50 feet and extending in depth on the Westerly line thereof 114.11 feet, and on the Easterly line thereof 112.4 feet.

BEING the same property or a portion of the same property conveyed to Lena McNair, by Deed dated January 10, 2006 from Secretary of Veterans Affairs filed on June 25, 2006 as Document Number 2006077495 and in Book 5605 at Page 2327 in the Montgomery County Records.

BEING the same premises by Deed dated 03/26/2007, given by Lena McNair (a married person) to Lena McNair, a/k/a Lena McNair Johnson (a married person), their heirs and assigns and recorded 04/11/2007 in Book 5642, Page 1889, Instrument #2007043680.

Parcel Number: 30-00-59988-00-3.

Location of property: 1507 Rothley Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lena McNair Johnson a/k/a Lena McNair** at the suit of Bank of America, N.A. Debt: \$186,338.62.

**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.

10-05153

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for W. B. Homes, Inc., made by Urwiler & Walter, Inc., dated 8/31/1994 and last revised 2/21/1995 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-55, Page 319, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way of Stratford Avenue (55 feet wide), said point being located the (4) following courses and distances from a point of intersection of the extended center line of Wellington Way (50 feet wide) and the center line of Stratford Avenue, as follows, to wit: thence (1) leaving the said intersection and extending along the center line of Stratford Avenue North 48 degrees, 11 minutes, 40 seconds West, 47.89 feet to a point a corner; thence (2) extending through the bed of Stratford Avenue South 41 degrees, 48 minutes, 20 seconds West, 20.00 feet to a point; thence (3) South 44 degrees, 51 minutes, 10 seconds West, 6.00 feet to a point a corner on the Southwesterly ultimate right-of-way line of Stratford Avenue; thence extending along the same South 49 degrees, 11 minutes, 40 seconds East, 50.05 feet to the point and place of beginning; thence extending from said point and place of beginning and continuing along the Southwesterly ultimate right-of-way line of Stratford Avenue South 48 degrees, 11 minutes, 40 seconds East, 50.00 feet to a point a corner of Lot #3; thence extending along the same South 41 degrees, 48 minutes, 20 seconds West and crossing a 20 feet wide utility easement 199.27 feet to a point a corner on the Northeasterly side of Madison Avenue (40 feet wide) (Paper Street); thence extending along the same North 45 degrees, 40 minutes, 50 seconds West, 50.05 feet to a point a corner of Lot #1; thence extending along the same North 41 degrees, 48 minutes, 20 seconds East and re-crossing the aforesaid 20 feet wide utility easement 197.07 feet to the point and place of beginning.

BEING Lot No. 2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN **Keith A. Weigner** and **Linda D. Weigner** by Deed from **Joe D. Kesterson** and **Patti R. Kesterson**, husband and wife, dated 3/16/1999 and recorded 3/31/1999 in Deed Book 5267, Page 2262.

Parcel Number: 35-00-10165-01-5.

Location of property: 2296 Stratford Avenue, Hatfield, PA 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith Andrew Weigner** and **Linda Dawn Weigner a/k/a Linda D. Weigner** 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: \$278,637.83.

**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.

10-33603

ALL THAT CERTAIN message and lot of land, situate **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as No. 504 West Lafayette Street, Norristown, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lafayette Street, 30 feet Northwesterly from the West corner of Chain and Lafayette Streets, in the middle of the partition wall of this and the adjoining house now or late of the said D. LeRoy Fronfield; thence parallel with said Chain Street, and passing through the middle of the partition wall aforesaid, Southwesterly 77.3 feet to a 4 feet wide alley laid out by the said Cloud and Rex for the common use of this and the adjoining premises, parallel the said Lafayette Street and running from said Chain Street to Potts Alley; thence along the Northeast side thereof and parallel with said Lafayette Street, Northwesterly 15 feet to a corner of this and other property of the said Cloud and Rex; thence parallel with said Chain Street, Northeasterly 77.3 feet to said Lafayette Street; and thence along the Southwest side thereof, Southeasterly 15 feet to the place of beginning.

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

TITLE TO SAID PREMISES IS VESTED IN **James W. Elliott**, by Deed from **Kevin Holohan**, dated 06/08/2005, recorded 06/13/2005 in Book 5557, Page 1428.

Parcel Number: 13-00-19440-00-5.

Location of property: 504 West Lafayette Street, Norristown, PA 19401-4506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James W. Elliott** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$129,530.67.

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

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

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

10-35546

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Westover Harbor, a Condominium located on South Schuylkill Avenue in **West Norriton Township**, County of Montgomery and State of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds for Montgomery County, PA of a Declaration Condominium dated May 28, 1974 and recorded on June 12, 1974 in Deed Book 3949, Page 212 amended by Indenture dated June 17, 1974 and recorded July 15, 1974 in Deed Book 3950, Page 112 and the Declaration Plan dated May 13, 1974 and recorded June 12, 1974 in Condominium Plan Book 3, Page 27 and the Code of Regulations dated May 28, 1974 and recorded June 12, 1974 in Deed Book 3949, Page 197 amended by Indenture dated June 17, 1974 and recorded July 15, 1974 in Deed Book 3960, Page 116 being designated on said Declaration Plan and Declaration together with the proportionate undivided interest in the common elements (as defined in such Declaration) of .440%. Being Parcel Number 63-00-07304-67-9. Under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations, and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulations and in the rules referred to in such Code of Regulations. Under and subject to easements, rights, granted to the public utilities and other rights, covenants and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Donald Brown, as sole owner by deed from Barbara A. Daddario, formerly known as Barbara A. Bergstrasser dated 12/10/2004 recorded 12/16/2004 in Deed Book 5536 Page, 2254.

Parcel Number: 63-00-07304-67-9.

Location of property: 168 Riversedge Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald Brown and United States of America** at the suit of Green Tree Servicing, LLC. Debt: \$137,919.31.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

11-00224

#### PREMISES "A"

ALL THAT CERTAIN brick messuage being the Northern half of a double brick house and lot or piece of land, upon which the same is erected, situate on the Westerly side of South Washington Street between Cherry and South Streets, in the Fourth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Westerly side of South Washington Street, 121 feet, 1 inch more or less Northwardly from the North line of Cherry Street, a corner of this and property, designated as #119 South Washington Street belonging to the said grantor and about to be conveyed to Sadie Prince; thence Northward along the Westerly line of South Washington Street 15 feet, more or less, to Clay Alley; thence Westwardly along the same 77 feet, 8 inches, more or less to a point; thence Southwardly and parallel with South Washington Street 15 feet more or less, to a points corner of this and property #119 South Washington Street, belonging to the said grantor and about to be conveyed to the said Sadie Prince thence; along the same Eastwardly and parallel to Cherry Street 77 feet, 8 inches, more or less, passing in part of said course and distance through the middle of the brick partition wall of this and property 119 South Washington Street, to the place of beginning.

#### PREMISES "B"

ALL THAT CERTAIN brick messuage being the Northern half of a double brick house and lot or piece of land, upon which the same is erected, situate on the Westerly side of South Washington Street between Cherry and South Streets, in the Fourth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Westerly side of South Washington Street, 121 feet, 1 inch more or less Northwardly from the North line of Cherry Street, a corner of this and property, designated as #117 South Washington Street, owned by the said grantor but conveyed to Mary Prince; thence Westerly along the same 77 feet, 8 inches, more or less, to a point passing in part of said course and distance through the middle of a brick partition wall of this and property #117 South Washington Street; thence Southward and parallel with Washington Street 15 feet, more or less, to lands formerly of Robert J. Baldwin, used as a private alley for this and other properties on the South side of said alley; Eastwardly along the same and parallel to Cherry Street 77 feet, 8 inches, more or less, to the Westerly side of South Washington Street; thence along the same Northwardly 15 feet, more or less, to the place of beginning.

Parcel Number: 16-00-32584-00-7.

Location of property: 117 South Washington Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **JNR Investments, LLC, David Walton, Dale Walton, Russell Walton and The United States of America** at the suit of U.S. Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A. as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1. Debt: \$144,713.59.

**Jaime R. Ackerman**, Attorney.

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

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

11-00505

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated November 30, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ferndale Avenue (50 feet wide), said point being at the distance of 375 feet Southwestwardly measured along the Northwesterly side of Ferndale Avenue from its point of intersection with the Southwestly side of Penbryn Avenue (50 feet wide).

CONTAINING in front or breadth on the Northwesterly side of Ferndale Avenue 75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Ferndale Avenue 125 feet.

BEING Lot Numbers 676-677 and 678 as shown on a certain plan of Crestmont Division No. 2.

BEING the same premises which Isabella C. Link, by Deed dated August 5, 2005 and recorded August 23, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5567, Page 2751, granted and conveyed unto John J. Hunt, II, as sole owner.

Parcel Number: 30-00-19568-00-4.

Location of property: 1508 Ferndale Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John J. Hunt, II, as sole owner** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2006-WF2. Debt: \$314,483.27.

**Ashleigh L. Marin**, Attorney.

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

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

11-02460

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 7, Block "F", on a plan of Plumlyn Park Annex, as prepared by H.D. Herbert, dated May 18, 1949, and bounded and described in accordance thereto, as follows, to wit:

BEGINNING at a point on the Northeastly side of Adair Drive East (50.00 feet wide), at a distance of 17.39 feet on a course of North 45 degrees, 30 minutes West from a point of curve, which said point of curve is at the distance of 441.60 feet measured Northwardly on the arc of a circle, curving to the left, having a radius of 262.00 feet along the said side of Adair Drive East from its point of intersection with the Northeastly side of Methacton Avenue (50.00 feet wide); thence along the said side of Adair Drive East, North 45 degrees, 30 minutes West, 75.00 feet to a point a corner of Lot No. 18, Block "E"; thence along said lot North 44 degrees, 30 minutes East, 200.00 feet to a point, a corner; thence South 45 degrees, 30 minutes East, 75.00 feet to a point a corner of Lot No. 6, Block "F"; thence along the same, South 44 degrees, 30 minutes West, 200.00 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 18, Block "E", on a plan of Plumlyn Park Annex, as prepared by H.D. Herbert, dated May 18, 1949, revised October 31, 1949, and bounded and described in accordance thereto, as follows, to wit:

BEGINNING at a point on the Northeastly side of Adair Drive West (50.00 feet wide) at the distance of 1,069.00 feet measured Southeastwardly and Northeastwardly along the various courses thereof from the point of intersection of the Northwesterly side of Adair Drive West and the Northeastly side of Germantown Pike (50.00 feet wide); thence along Lot No. 17 in said block North 44 degrees, 30 minutes East, 200.00 feet to a point, a corner in line of land now or late of Richard Cameron; thence along the same, South 45 degrees, 30 minutes East, 75.00 feet to a point, a corner of Lot No. 7, Block "F"; thence along the same, South 44 degrees, 30 minutes West, 200.00 feet to a point on the Northeastly side of Adair Drive West, aforesaid; thence along the said side thereof, North 45 degrees, 30 minutes West, 75.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dwight D. Rhodes and Rosalinda F. Rhodes, husband and wife, as Tenants by the Entireties by Deed from Frederick Naar, Jr. and Frances Narr, husband and wife dated 09/30/1996 recorded 10/03/1996 in Deed Book 5163, Page 23.

Parcel Number: 67-00-00022-00-1.

Location of property: 52 East Adair Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dwight D. Rhodes and Rosalinda F. Rhodes** at the suit of PNC Bank, National Association. Debt: \$63,852.37.

**Nicole LaBletta**, Attorney, I.D. #202194

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

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

11-10363

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County in the State of Pennsylvania, and described according to a certain plan thereon known as "Revision of Lots made for Whitmarsh Downs, Inc." made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952 and last revised April 7, 1953, as follows, to wit:



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

BEING Lot Number 39 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Eric Jones and Celestine Jones, as Tenants by the Entirety by Deed from Marion B. Holmes, widow dated 4/10/2006 and recorded 6/9/2006 in Deed Book 5603, Page 2608.

Parcel Number: 31-00-02125-00-4.

Location of property: 7761 Bennett Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric Jones and Celestine Jones** at the suit of Fannie Mae ("Federal National Mortgage Association") c/o IBM Lender Business Process Services, Inc., as Servicer. Debt: \$335,491.18 plus interest to sale date.

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

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

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

11-15543

ALL THAT CERTAIN message and parcel of land, situate in the Sixth Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner set for the Southwesterly property line intersection of Cross Street (39 feet wide) and another ordained street known as South Keim Street (40 feet wide); thence along the Westerly property line of the same South 43 degrees, 03 minutes West, 42 feet to a corner on the Northerly right-of-way of the Reading Company; thence along the same North 59 degrees, 48 minutes West, 240.90 feet to a corner of other lands of the grantor; thence along the same by a curve, curving to the left and distant approximately 6 feet from the center line of a spur track leading to a plant by the following five courses, viz: (1) North 88 degrees, 01 minute East, 0.81 feet; (2) North 86 degrees, 04 minutes East, 31 feet; (3) North 78 degrees, 38 minutes East, 31 feet; (4) North 74 degrees, 35 minutes East, 31 feet; (5) North 65 degrees, 54 minutes East, 31 feet a corner on the Southerly property line of Cross Street; thence along the same South 44 degrees, 25 minutes East, 168.08 feet to the place of beginning.

TOGETHER with the use, right, liberty and privilege to the grantee, its successors and assigns, in common with NEAPCO, its successors and assign, in and to the use and enjoyment of, as well as loading and unloading from, a certain railroad siding over other lands now or formerly of the Ellis Keystone Company, adjacent to the West and of the herein granted premises and extending from the main line right-of-way of the Reading Company to and across said other land of the Ellis Keystone Company, Inc. and said right and easement granted herein being subject to the duty, liability and obligation on the part of the said grantee, its successors and assigns in common with NEAPCO, its successors and assigns, to make reasonable and proportionate contribution towards the maintenance, upkeep and repair of the said railroad siding.

Parcel Number: 16-00-06832-00-1.

Location of property: 880 Cross Street, Pottstown, PA 19464.

The improvements thereon are: Industrial warehouse property.

Seized and taken in execution as the property of **Newstell Marable, Sr., Millicent C. Marable and United States of America** at the suit of Pottstown School District. Debt: \$4,720.59.

**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.

11-16634

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in Fox Ridge Estates, **Limerick Township**, Montgomery County, Pennsylvania, designed as Unit #80 on a certain plan of subdivision prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc., dated January 12, 1989 revised June 1, 1989 as recorded in the Office of the Recorder of Deeds for Montgomery County in Plan Book A-51, Page 462 and 463 with subsequent revisions thereto through April 27, 1990, described in accordance therewith, as follows:

BEGINNING at an interior point a corner of Lot #79 on said plan; thence along Open Space Area the following three courses and distances: (1) South 39 degrees, 15 minutes, 57 seconds West, 36.00 feet to a corner of Lot #79 on said plan; thence along the same, South 50 degrees, 44 minutes, 03 seconds East, 100.00 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED in Ju S. Yun and Ryun J. Yun by deed from James H. Stewart, dated July 20, 2004 and recorded August 26, 2004 in Deed Book 5523, Page 0466.

Parcel Number: 37-00-00742-13-9.

Location of property: 80 Forrest Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ju S. Yun and Ryun J. Yun** at the suit of Wells Fargo Bank, N.A., as Trustee for The Holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WCW2. Debt: \$281,070.34.

**Marc S. Weisberg**, Attorney.

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

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

11-22049

ALL THAT CERTAIN unit designated as Unit No. A-1 in the Maple Building a unit in "Spring Mountain Summit" a Condominium, located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit" under the Unit Property Act dated February 22, 1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4503, Page 443 &c., and also as being designated on the Declaration Plan of "Spring Mountain Summit" recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7, Page 80 &c.

TOGETHER with a .77% undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit".

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements and covenants as contained in the above Declaration of Condominium of "Spring Mountain Summit" and the Declaration Plan of "Spring Mountain Summit" as well as the "Code of Regulations" of "Spring Mountain Summit" dated February 22, 1980 and recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503, Page 480 &c.

Parcel Number: 20-00-00060-00-1.

Location of property: 4512 Forest Lane, Condominium A-1, Schwenksville, PA.

The improvements thereon are: Condominium mid-rise residential dwelling.

Seized and taken in execution as the property of **Eleanor M. Sasse** at the suit of Perkiomen Valley School District. Debt: \$1,615.31.

**James R. Wood**, Attorney.

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

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

11-29480

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 plan for Kenneth Merz made by Yerkes Associates, Inc. Consulting Engineers dated 9/5/1986 bounded and described, as follows, to wit:

BEGINNING at a point in the title line in the bed of Youngsford Road (thirty-three feet wide) at common corner for Lots 1 and 2 on said plan; thence extending along the title line in bed of Youngsford Road the two following courses and distances: (1) North forty-six degrees, twenty-nine minutes East, eighty-three and fifty one-hundredths feet to a point; and (2) North sixty-five degrees, thirty-six minutes East, two hundred one and forty-four one-hundredths feet to a point a corner of lands now or formerly of John Irvine; thence extending along lands now or formerly of John Irvine, South twenty-three degrees, thirty minutes East, two hundred sixty-six and eighty-eight one-hundredths feet to a point in line of a thirty feet wide Lower Merion Township Sewer Easement; thence extending along said sewer easement the two following courses and distances: (1) South sixty-five degrees, twenty-six minutes West, one hundred and forty-four one-hundredths feet to a point; and (2) South fifty-one degrees, forty-three minutes, forty-five seconds West, fifty-five feet to a point a corner of Lot #1; thence extending along Lot #1, the five following courses and distances: (1) North thirty degrees, thirty minutes West, one hundred eight feet to a point; (2) South fifty-four degrees, thirty minutes West, twenty feet; (3) North fifty-nine degrees, fifty minutes West crossing an existing retaining wall eighty and thirty-one one-hundredths feet to a point; (4) North twenty-eight degrees, thirty minutes West, twenty-nine and thirty-four one-hundredths feet to a point; and (5) North sixty-one degrees, fifty minutes West, sixty-eight and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

Parcel Number: 40-00-69587-00-6.

Location of property: 817 Youngs Ford Road a/k/a Youngsford Road, Gladwyne, PA 19035.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Walter L. Heppenstall 3rd and Mari Luise Heppenstall, husband and wife, as tenants by the entirety** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-AR2. Debt: \$616,565.05.

**Jaime R. Ackerman**, Attorney.

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

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

11-30001

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

BEGINNING at a point on the Northeast side of Sterigere Street at a distance of 229.26 feet Northwesterly from the Northwest side of Astor Street, a corner of this and property now or late of Joseph Sandler, said point of beginning being 103.36 feet Northwesterly from the North corner of Sterigere Street and a 20 foot wide alley; thence Northeasterly the line passing through the middle of the partition wall between this and other property of Joseph Sandler, 84.67 feet to the Southwest side of a 16 foot wide alley, which alley is laid out and dedicated for the use of the properties abutting thereon forever; thence along said side of said alley Northwesterly 13.97 feet to other property now or late of Joseph Sandler; thence Southwesterly the line passing through the middle of the partition wall between this and other property of Joseph Sandler, 84.67 feet to the Northwest side of Sterigere Street aforesaid; thence along said side of Sterigere Street Southeasterly 13.97 feet to the place of beginning.

Parcel Number: 13-00-35880-00-8.

Location of property: 431 Sterigere Street a/k/a West Sterigere Street, Norristown, PA 19401-3241.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert Reid and Shonda Budd** at the suit of Wells Fargo Bank, N.A. Debt: \$137,819.48.

**Jaime R. Ackerman**, Attorney.

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

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

11-34754

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being known and designated as Lots Nos. 197 and 198 on a certain plan of lots known as Willow Grove Heights, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 380, Page 500.

BEING the same premises which Lorraine Bell Dennis, also known as Lorraine B. Dennis, by Deed dated January 23, 2009 and recorded February 2, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5720, Page 2212, granted and conveyed unto Iury Lima and Maria Do Carmo Lima, husband and wife, as Tenants by the Entireties.

Parcel Number: 30-00-60280-00-8.

Location of property: 2422 Rubicam Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Iury Lima and Maria Do Carmo Lima, husband and wife, as Tenants by the Entireties** at the suit of Wells Fargo Bank, N.A. Debt: \$250,235.84.

**Jaime R. Ackerman**, Attorney.

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

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

11-35600

ALL THOSE TWO CERTAIN lots or pieces of ground, with the message thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Queen Street at the distance of one hundred twenty feet Northwestwardly from the Northwesterly side of Mermaid Lane.

CONTAINING in front or breadth on the said Queen Street thirty feet and extending of that width Southwestwardly between parallel lines at right angles to said Queen Street one hundred forty-two feet, six inches.

BEGINNING at a point on the Southwesterly side of Queen Street at the distance of one hundred fifty feet Northwestwardly from the Northeasterly side of Mermaid Lane.

CONTAINING in front or breadth of said Queen Street fifteen feet and extending of that width Southwestwardly between parallel lines at right angles to said Queen Street one hundred forty-two feet, six inches.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Gorzkowski, by Deed from Henry Anthony Gorzkowski, Alfred Albert Gorzkowski and Robert Joseph Gorzkowski, dated 06/22/2000, recorded 07/19/2000 in Book 5323, Page 1875.

Parcel Number: 52-00-15103-00-1.

Location of property: 7706 Queen Street, Wyndmoor, PA 19038-8033.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Gorzkowski a/k/a Robert J. Gorzkowski** at the suit of Wells Fargo Bank, N.A. Debt: \$104,712.82.

**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.



12-01326

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 survey and plan thereof made of Section 3 Logan Circle, by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania, dated February 4, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Norma Lane (50.00 feet wide) at the distance of 265.83 feet measured Southwestwardly and Northwestwardly the four following courses and distances from a point of tangent on the Southwesterly side of Natalie Lane (50.00 feet wide): (1) on the arc of a circle curving to the right, having a radius of 10.00 feet, the arc distance of 15.71 feet; (2) South 55 degrees, 51 minutes West, 64.93 feet; (3) on the arc of a circle, curving to the right, having a radius of 275.00 feet, the arc distance of 117.19 feet; and (4) North 88 degrees, 44 minutes West, 68 feet; thence along the Northeasterly side of Norma Lane North 88 degrees, 44 minutes West, 26.00 feet to a corner of Lot No. 415; thence along the same North 01 degree, 16 minutes East, 109.04 feet to a point in line of Lot No. 411; thence along the same and partly along line of Lot No. 410, North 63 degrees, 18 minutes, 40 seconds East, 29.43 feet to a corner of Lot No. 417; thence along the same, South 01 degree, 15 minutes West, 122.84 feet to the first mentioned point and place of beginning.

BEING Lot No. 416 on said plan.

BEING the same premises which Henry C. Ptaszkowski and Debra Ptaszkowski, husband and wife by Deed dated 01/31/1997 and recorded 01/31/1997 in Montgomery County in Deed Book 5176, Page 111 granted and conveyed unto John A. James.

Parcel Number: 13-00-28196-00-6.

Location of property: 505 Norma Lane, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John A. James** at the suit of U.S. Bank National Association, as Trustee for Pennsylvania Housing Finance Agency. Debt: \$86,736.69.

**Jennifer Frechie**, Attorney. I.D. #316160

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

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

12-03187

ALL THAT CERTAIN tract or piece of land, with the message thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, as described as No. 63 on a plan of Van Buskirk's Addition to the Borough of Pottstown, now situate in the Borough of Pottstown, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the North side of Third Street at a corner of Lot No. 62; thence by the same Northerly one hundred forty feet to a twenty feet wide alley; thence by the same Westerly thirty feet to a corner of Lot No. 64, now or late owned by the said James F. Lessig; thence by the same Southerly one hundred forty feet to Third Street as aforesaid; thence by the same Easterly thirty feet to the place of beginning.

Parcel Number: 16-00-29336-00-6.

Location of property: 27 East Third Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Vincent Bonacquisti** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,166.64.

**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.

12-03260

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan 'The Woods at Sprogel Run' made for Sprogel Run Associates by Yerkes Associates, Inc. dated 1/18/1991 and revised 12/15/1992 and recorded in Plan Book A-54, Page 362, as follows, to wit:

BEGINNING at a point of terminus on the Northeasterly side cul-de-sac of Fox Hollow Circle (of variable width) at a corner of this and land now or late of open space as shown on the above mentioned plan; thence extending from said point of beginning and along land now or late of open space the two (2) following courses and distances as follows, to wit: (1) North 60 degrees, 58 minutes, 00 seconds East, 180.34 feet to a point a corner; and (2) North 05 degrees, 00 minutes, 00 seconds East, 214.52 feet to a point a corner in line of Lot No. 41; thence extending along the same North 60 degrees, 50 minutes, 52 seconds West, 159.20 feet to a point a corner on the Southeasterly side cul-de-sac of Fox Hollow Circle; thence extending partly along the same and partly along the Northeasterly side cul-de-sac of Fox Hollow Circle on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 40.4 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 40 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James P. McKenna, Jr., by Deed from James P. McKenna, Jr. and Amy Hollowell, dated 05/28/2004, recorded 06/18/2004 in Book 5512, Page 1031.

Parcel Number: 42-00-01324-13-7.

Location of property: 87 Fox Hollow Circle, Pottstown, PA 19464-2164.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. McKenna, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$290,532.00.

**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.

12-04519

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a plan thereof prepared for Susan Haws by Ralph E. Shaner & Sons dated January 28, 1992 and last revised May 26, 1992 and recorded in Montgomery County in Plan Book C-16, Page 161, as follows, to wit:

BEGINNING at a point on the Northwestern side of East Vine Street (50 feet wide) which point of beginning is at the distance of 285.00 feet measured South 35 degrees, 00 minutes West along the said Northwestern side of East Vine Street from its point of intersection with the Northwest corner of Walnut Street, which said point of beginning is also a corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning South 35 degrees, 00 minutes West along the said Northwestern side of East Vine Street 45.00 feet to a point, a corner of land now or late of Harold Beckley; thence extending along the same, North 55 degrees, 00 minutes West, 140.00 feet to a point on the Southerly side of a certain 20 foot wide alley; thence extending along the same North 35 degrees, 00 minutes East, 45.00 feet to a point, a corner of Lot No. 2, aforesaid; thence extending along the same, South 35 degrees, 00 minutes East, 140.00 feet to the first mentioned point and place of beginning.

BEING lot No. 1 as shown on said plan.

SOURCE of Title Book 5329, Page 111, recorded 8/29/2000.

BEING the same premises which Karen C. Learn by Deed dated 11/29/06 and recorded 1/16/07 in Montgomery County in Deed Book 5631, Page 1484 granted and conveyed unto Maureen O'Brien.

Parcel Number: 64-00-05188-00-4.

Location of property: 525 East Vine Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christopher Moyer** at the suit of Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$165,592.90.

**Jennifer Frechie**, Attorney. I.D. #316160

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

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

12-04718

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan as part of "Brooke Run Development, Phases V and VII", prepared for Gwynedd Selective Investors, Inc. by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying dated 11/8/2002 and last revised 7/21/2003 and recorded in Plan Book 22, Page 78, as follows, to wit:

BEGINNING at a point on the Northwestern side of Stevie Lane (50.00 feet wide), at a corner of this and Lot No. 37 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 37 North 47 degrees, 30 minutes, 40 seconds West, 144.99 feet to a point, a corner on the Southeast side of East Buck Road; thence extending along the same North 42 degrees, 21 minutes, 50 seconds East, 144.86 feet to a point, a corner in line of Lot No. 89; thence extending along the same South 42 degrees, 54 minutes, 45 seconds East, 147.10 feet to a point, a corner on the Northwestern side of Stevie Lane; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 39.16 feet to a point of tangent; thence (2) South 42 degrees, 21 minutes, 50 seconds West, 93.94 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 88 on the above mentioned plan.

BEING the same premises which Gwynedd Selective Investors, Inc., a Pennsylvania Corporation granted and conveyed to Brian F. Rubin and Charlene M. Rubin, by Deed dated February 28, 2005, and recorded in the Office of the Montgomery County Recorder of Deeds on March 3, 2005, in Deed Book Volume 5545, at Page 1304.

Parcel Number: 57-00-02735-00-7.

Location of property: 1003 Stevie Lane, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Brian F. Rubin and Charlene M. Rubin** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2005-4 Home Equity Pass-Through Certificates, Series 2005-4. Debt: \$328,140.27.

**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.

12-05719

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan of "Trotter's Hills" made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, on the 2nd day of December A.D. 1963, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hanover Lane (50 feet wide) which point is at the distance of 105 feet measured South 83 degrees, 33 minutes East along the Northeasterly side of Hanover Lane from a point which last mentioned point is at the arc distance of 31.42 feet measured along a curve to the left, having a radius of 20 feet from a point on the Southeasterly side of Meadowbrook Road (50 feet wide); thence extending from the said point of beginning along Lot No. 4 on the said plan, North 06 degrees, 27 minutes, East, 211.97 feet to a point; thence extending along part of Lot No. 3 on the said plan, North 83 degrees, 35 minutes, 24 seconds East, 107.71 feet to a point; thence extending along Lot No. 6 on the said plan South 06 degrees, 27 minutes West, 235.94 feet to a point on the said Northeasterly side of Hanover Lane; thence extending along the said Northeasterly side of Hanover Lane, North 83 degrees, 33 minutes West, 105 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on the said plan, together with the buildings and improvements thereon erected.

BEING the same premises which Carolin G. Dielsi and Richard Nahm Graham granted and conveyed to Richard Nahm Graham, by Deed dated January 21, 2005, and recorded in the Office of the Montgomery County Recorder of Deeds on February 10, 2005, in Deed Book Volume 5543, at Page 1088.

Parcel Number: 33-00-03664-00-2.

Location of property: 3 Hanover Lane, Township of East Norriton, County of Montgomery, PA.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Richard Nahm Graham and The United States of America** at the suit of The Bank of New York Mellon Trust Company, National Association, as Grantor Trustee of the Protium Master Grantor Trust. Debt: \$314,700.00.

**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.

12-09945

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania and described according to a plan of lots made for the Curtis-Bailey Company, on July 16, 1951 by Reeder, Magarity & Ervant, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwest side of Old York Road measured the three following courses and distances from a point of intersection of the title line in Old York Road with the Borough and Township line between Upper Moreland Township and the Borough of Hatboro: (1) South thirteen degrees, West three hundred fifty-nine and forty-six one-hundredths feet; (2) South eighty-seven degrees, thirty-six minutes, twenty-five seconds West, twenty-five and ninety-seven one-hundredths feet; (3) South fourteen degrees, six minutes West along the Northwest side of Old York Road one hundred thirty-two and fifty-eight one-hundredths feet to the point and place of beginning.

CONTAINING in front or breadth on the said Northwest side of Old York Road measured South fourteen degrees, six minutes West from the said beginning point seventy feet and extending of that width in length or depth North seventy-five degrees, fifty-four minutes West between parallel lines at right angles to the said Old York Road one hundred forty feet.

BEING Lot No. 101.

TITLE TO SAID PREMISES IS VESTED IN Eugene H. Schmoltze, Jr. and Jacqueline S. Schmoltze, his wife by Deed from Michael G. Christiansen and Bonnie M. Christiansen, his wife dated 06/30/1988 and recorded on 07/05/1988 in the Montgomery County Recorder of Deeds in Book 4878, Page 893.

Parcel Number: 59-00-19732-00-9.

Location of property: 646 South York Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eugene H. Schmoltze, Jr. and Jacqueline Schmoltze a/k/a Jacqueline S. Schmoltze and The United States of America** at the suit of LNV Corporation, a Nevada Corporation. Debt: \$171,647.86.

**Robert W. Williams**, Attorney.

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

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

12-11151

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, situate in the Eighth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the intersection of the Easterly side of Charlotte Street and the Southerly side of Jefferson Avenue; thence along the said side of Jefferson Avenue Eastwardly 58 feet to a point, a corner of other land of the grantors; thence along the same Southwardly 56 feet to a point, a corner of land now or late of Mary S. Schatz; thence along the same Westwardly 58 feet to a point, a corner on the Easterly side of Charlotte Street, aforesaid; thence along said side thereof Northwardly 56 feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by George F. Shaner, Registered Engineer, Pottstown, Pennsylvania, dated November 28, 1960, as follows, to wit:

BEGINNING at an iron pin on the Southwest side of Jefferson Avenue (50 feet wide) at the distance of 58 feet Southeastwardly from the Southeast side of Charlotte Street (50 feet wide); thence extending along the Southwest side of Jefferson Avenue South 50 degrees, 24 minutes East, 82 feet to a point, a corner of land of Donald Fizz; thence by said land and by land of Stephen F. Knopf South 39 degrees, 36 minutes West, 84 feet to a point; thence extending North 50 degrees, 24 minutes West, 10 feet to a point; thence by land of Arthur Saraceni the 2 following courses and distances, viz: (1) North 39 degrees, 36 minutes East, 28 feet to a point; (2) North 50 degrees, 24 minutes West, 72 feet to an iron pin, a corner of land of Karl K. Dettra; thence by said land North 39 degrees, 36 minutes East, 56 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-03352-00-7.

Location of property: 332 North Charlotte Street, Pottstown, PA.

The improvements thereon are: Commercial repair shop or garage.

Seized and taken in execution as the property of **George J. Gantert, Mary Ann Gantert and United States of America** at the suit of Borough of Pottstown. Debt: \$1,869.12.

**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.

#### 12-13240

ALL THAT CERTAIN piece or tract of land with the buildings and improvements thereon since erected, situate in **Trappe Borough**, Montgomery County, Pennsylvania and described according to a map showing Survey of Tract of Land for Gunnar L. Rambo and Sara C. Rambo, by Francis W. Wack, Registered Surveyor, dated March 4, 1946, as follows, to wit:

BEGINNING at a point on the title line in the bed of Main Street (forty-seven feet wide), a corner of other land now or late of Gunnar L. Rambo and Sara C. Rambo, of which this is a part; thence extending North forty-five degrees, twenty-three minutes East crossing the Northeasterly side of Main Street and along the last mentioned land five hundred seventy-one and eight one-hundredths feet to an iron pin; thence extending South forty-eight degrees, twenty-four minutes East, one hundred seventy-one and thirty one-hundredths feet to an iron pin; thence extending South forty-five degrees, zero minutes West along land now or late of the Trappe School and recrossing the Northeasterly side of Main Street five hundred sixty-two and fifty one-hundredths feet to a point on the title line in the bed of Main Street, aforesaid; thence extending North fifty degrees, forty-five minutes West along the title line in the bed of Main Street one hundred seventy-five feet to the first mentioned point and place of beginning.

CONTAINING in area two and two hundred thirty-six one-thousandths acres, more or less.

Parcel Number: 23-00-00736-00-6.

Location of property: 545 West Main Street, Trappe, PA.

The improvements thereon are: Commercial property - medical-dental center.

Seized and taken in execution as the property of **Mast Brog, L.L.C.** at the suit of Perkiomen Valley School District. Debt: \$25,375.18.

**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.

#### 12-14197

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania bounded and described according to a final subdivision plan made for Berwind Realty Services by Serdy and Bursich, Inc., Engineers, Planners and Surveyors, Pottstown, PA dated 11/27/1984 last revised 1/16/1985 and recorded in Plan Book A-46, Page 173, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Beth Drive (50 feet wide) said point being measured the four following courses and distances partly along the Southwesterly and partly along the Northwesterly side of Beth Drive (50 feet wide) from a point of curve on the Southeastly side of Wayne Circle (50 feet wide): (1) leaving Wayne Circle on the arc of a circle curving to the right having a radius of 25,000 feet the arc distance of 39.270 feet to a point of tangent; (2) South 47 degrees, 00 minutes, 00 seconds East, 193.947 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 125,000 feet the arc distance of 169.263 feet to a point of tangent; and (4) South 30 degrees, 35 minutes, 04 seconds West, 25,000 feet to the point of beginning, said point also being a corner of Lot 8, as shown on the above mentioned plan; thence extending from said point of beginning along the Northwesterly side of Beth Drive the three following courses and distances: (1) South 30 degrees, 35 minutes, 04 seconds West, 45.021 feet to a point of curve said point also being the beginning of a cul-de-sac at the terminus of Beth Drive (of irregular width); (2) on the arc of a circle curving to the right having a radius of 25,000 feet the arc distance of 30.774 feet to a point of reverse curve; and (3) on the arc of a circle curving to the left having a radius of 50,000 feet the arc distance of 66.421 feet to a point, a corner of Lot 6, as shown on the above mentioned plan, said point also being the centerline of a certain 70 feet wide Storm Sewer Easement, as shown on the above mentioned plan; thence extending along the same and through said easement, North 65 degrees, 00 minutes, 00 seconds West, 145.867 feet to a point; thence extending North 43 degrees, 00 minutes, 00 seconds East, 138.020 feet to a point, a corner of Lot 8, as shown on the above mentioned plan; thence extending along the same, South 59 degrees, 24 minutes, 56 seconds East, 165.263 feet to the first mentioned point and place of beginning.

CONTAINING in area 20,259 square feet.

BEING Lot 7 Beth Drive, as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN **Mi Ok On** by Deed from **Soo Young Chang** and **Jum Soon Chang** dated 06/16/2006 and recorded 06/30/2006 in the Montgomery County Recorder of Deeds in Book 05606, Page 1701.

Parcel Number: 39-00-00150-42-3.

Location of property: 7 Beth Drive, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mi Ok On** at the suit of **Deutsche Bank National Trust Company** as Trustee for the Certificateholders of the **Morgan Stanley ABS Capital I Inc. Trust 2006-HE7**, Mortgage Pass-Through Certificates, Series 2006-HE7. Debt: \$790,268.35.

**Robert W. Williams**, Attorney.

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

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

12-14257

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of **Whitemarsh Meadows**, made by **Howard S. Wishengrad**, Professional Engineer, dated April 6, 1978 and last revised October 13, 1978 and recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-34, Page 13-B, as amended by an as-built survey made by **Kissane-Leddy and Associates, Inc., C.E.**, dated 4/12/1979 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Woodbine Way (50 feet wide) said point being measured to the four following courses and distances from a point of curve on the Southeasterly side of Wildflower Drive (50 feet wide): (1) leaving Wildflower Drive on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.41 feet to a point of tangent on the Southwesterly side of Woodbine Way; (2) South 49 degrees, 46 minutes, 28 seconds East, 1.51 feet to a point of curve; (3) thence extending along said point of curve on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 85.69 feet to a point of tangent; and (4) South 77 degrees, 49 minutes, 42 seconds East, 258.75 feet to the point of beginning; thence extending from said point of beginning, South 77 degrees, 49 minutes, 42 seconds East, 70.00 feet to a point; thence extending South 12 degrees, 10 minutes, 18 seconds West, 100.00 feet to a point; thence extending North 77 degrees, 49 minutes, 42 seconds West, 70.00 feet to a point; thence extending North 12 degrees, 10 minutes, 18 seconds East, 100.00 feet to the point of beginning.

BEING Lot No. 99 as shown on the above mentioned plan.

BEING the same premises which **Gary Laurenzi** and **Monica L. Laurenzi** by Deed dated 10/4/1993 and recorded 10/12/1993 in Montgomery County in Deed Book 5057, Page 855 conveyed unto **Gary Laurenzi** and **Monica L. Laurenzi**, in fee.

TITLE TO SAID PREMISES IS VESTED IN **Gary Laurenzi** and **Monica L. Laurenzi**, as Tenants by Entireties by Deed from **Gary Laurenzi** and **Monica Lee Wilfong** dated 10/04/1993 recorded 10/12/1993 in Deed Book 5057, Page 0855.

Parcel Number: 65-00-13092-29-8.

Location of property: 136 Woodbine Way, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gary Laurenzi** and **Monica L. Laurenzi** at the suit of **U.S. Bank National Association**, as Trustee for the **CMLTI Asset-Backed Pass-Through Certificates**, Series 2007-AMC3. Debt: \$381,535.13.

**Nicole LaBletta**, Attorney, I.D. #202194

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

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

12-17262

ALL THAT CERTAIN single brick message and lot of land being known as No. 635 Spruce Street in **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Spruce Street heretofore referred as Logan Street, a corner of this and the Southwesterly side of Farm Lane (18 feet wide, now vacated); thence extending Northwestwardly along the Southwesterly side of Farm Lane (now vacated) and the Northeasterly line of premises of **Leonard F. Weller Estate** 130 feet, 5 inches more or less to a point on the Southeast side of a 20 feet wide alley; thence extending along the same Northeastwardly 48 feet to a point; extending Southeastwardly along land now or late of **John Copenhafer** 135 feet more or less to a point on the Northwesterly side of Spruce Street aforesaid; thence extending Southwestwardly along same 48 feet to the first mentioned point and place of beginning.

On February 14, 1998, **Carl A. Hunt** died but is survived by his spouse, **Effa Hunt**. Upon death, decedent's interest in the property transferred to **Effa Hunt** by operation of law.

Parcel Number: 16-00-28192-00-7.

Location of property: 635 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Effa Hunt** at the suit of **Pottstown School District**. Debt: \$3,976.20.

**James R. Wood**, Attorney.

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

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



12-19327

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

BEGINNING at the West corner of Sixteenth Avenue and Forrest Street (each of which are at this date unopened), (it being the intention of the former owners, William C. Tracy and Esther M. Britt to have Sixteenth Avenue laid out sixty feet and Forrest Street fifty feet in width); thence South forty degrees, six minutes West, one hundred twenty-five feet to the Northeasterly margin of a twenty feet wide alley, laid out for the common use of these and other lots bordering thereon; thence North forty-nine degrees, fifty-four minutes West, eighty feet to a point, a corner of this and other land now or late of John H. Tracy; thence North forty degrees, six minutes East, one hundred twenty-five feet to the Southwesterly margin of Sixteenth Avenue aforesaid; thence South forty-nine degrees, fifty-four minutes East, eighty feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof prepared October 20th, 1958 by Donald H. Schurr, Professional Engineer, as follows, to wit:

BEGINNING at an iron pin set in the Northwest side of Forrest Avenue (fifty feet wide) unopened at the distance of one hundred twenty-five feet, South thirty-four degrees, thirty-four minutes West measured along said side of Forrest Avenue from a spike set in the Southwest side of Sixteenth Avenue (sixty feet wide); thence extending along the said Northwest side of Forrest Avenue, South thirty-four degrees, thirty-four minutes West, thirty-five feet to an iron pin a corner of land of Reverend George L. Murphy, J.C.D. as Pastor of St. Matthew's Roman Catholic Parish, Conshohocken, Pennsylvania; thence extending along said land North fifty-five degrees, twenty-six minutes West, eighty feet to an iron pin a corner; thence still extending along said land North thirty-four degrees, thirty-four minutes East, thirty-five feet to an iron pin a corner of land of Auch Inter-Borough Transit Company; thence extending along said land South fifty-five degrees, twenty-six minutes East, eighty feet to the first mentioned point and place of beginning.

BEING Parcel No. 49-00-01492-00-7 to both tracts Block 2 Unit 48.

BEING known as 1516 Butler Pike (rear).

BEING the same premises which Mark J. Bowe and Michelle D. Bowe by Deed dated September 4, 2003 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania on November 28, 2003, to Deed Book 5483, Page 1277 granted and conveyed unto James H. Dougherty, Jr.

Parcel Number: 49-00-01492-00-7.

Location of property: 1516 Butler Pike, Township of Plymouth, Conshohocken, Montgomery County, PA 19428.

The improvements thereon are: Commercial Buildings, Repair Shop or Garages.

Seized and taken in execution as the property of **James H. Dougherty, Jr.** at the suit of Susquehanna Bank Formerly Susquehanna Bank DV. Debt: \$731,035.09.

**Keith Mooney**, Attorney.

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

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

12-19359

Premises "A"

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

BEGINNING at a stake on the Northwesterly side of Fayette Street, at the distance of 195 feet Northeast from Fifteenth Avenue; thence along the Northwest side of Fayette Street, Northeasterly 75 feet to other land now or late of John Tracy Estate; thence along the said other land North 49 degrees, 54 minutes West, 186 feet to Forrest Street; thence along the Southeasterly side of said Forrest Street, South 40 degrees, 6 minutes West, 75 feet to a stake a corner of other land of Frank L. and William C. Tracy; thence along said other land South 49 degrees, 54 minutes East, 186 feet to the place of beginning.

Premises "B"

ALL THOSE TWO CERTAIN lots or pieces of ground, being located in **Plymouth Township**, Montgomery County, Pennsylvania bounded and described, as follows:

BEGINNING at a point at the intersection of the Southeast side of Forrest Avenue, fifty feet wide (not opened), and the Southwest side of 16th Avenue, sixty feet wide (not opened); thence South thirty-four degrees, thirty-four minutes West, along the Southeast side of Forrest Avenue one hundred sixty feet to a point on the Southeast side of Forrest Avenue; thence across the head of the said Forrest Avenue, North fifty-five degrees, twenty-six minutes West, fifty feet to a point, on the Northwest side of Forrest Avenue; thence North thirty-four degrees, thirty-four minutes East, one hundred sixty feet to a point at the intersection of the Northwest side of Forrest Avenue, (not opened), fifty feet wide and the Southwest side of 16th Avenue, sixty feet wide, not opened; thence South fifty-five degrees, twenty-six minutes East, fifty feet across the head of Forrest Avenue, to the point and place of beginning; the said tract being a portion of the bed of Forrest Avenue, which appears on the plan of Plymouth Township and which has not been opened for a period of 20 years.

BEGINNING at a point on the Southwest side of 16th Avenue, sixty feet wide (not opened), at its intersection with the Northwest side of Fayette Street (one hundred foot wide); thence extending along the Southwest side of 16th Avenue, fifty-five degrees, twenty-six minutes West, three hundred sixteen feet to a point at the intersection of the Northwest lot line of the land of Auch Inter-Borough Transit Company with the Southwest side of the said 16th Avenue; thence across the head of the said 16th Avenue, North thirty-four degrees, thirty-four minutes East, three hundred sixteen feet to a point on the Northeast side of 16th Avenue; thence along the Northwest side of 16th Avenue South, fifty-five degrees, twenty-six minutes East to a point at the intersection of the Northeast side of 16th Avenue with the Northwest side of Fayette Street; thence across the head of 16th Avenue, South thirty-four degrees, thirty-four minutes West, sixty feet to the point and place of beginning; the said tract being a portion of the bed of 16th Avenue, which appears on the plan of Plymouth Township and which has not been opened for a period of 20 years.

AND the said James H. Dougherty a/k/a James H. Dougherty Sr. died on September 21, 2011.

Parcel Number: 49-00-01498-00-1.

Location of property: 1512 Butler Pike, Township of Plymouth, Montgomery County, PA.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Jane S. Dougherty** at the suit of Susquehanna Bank  
Formerly Susquehanna Bank DV. Debt: \$731,035.09.

**Keith Mooney**, Attorney.

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

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

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12-19419

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected,  
situate on the North side of Osceola Avenue at the respective distances of 132 feet and 162 feet Eastward from the East side of  
Cypress Avenue in **Abington Township**, County of Montgomery and State of Pennsylvania.

EACH lot containing in front in breadth on the said Osceola Avenue 30 feet and extending of that width  
in length or depth Northward 125 feet.

BEING Lots 165 and 164 on a certain plan of lots of the Ogontz Land and Improvement Company duly recorded  
in the Office for the Recording of Deeds in and for the said County of Montgomery at Norristown, in Deed Book No. 342,  
Page 500.

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Adrienne G. Kemp, by Deed from Adrienne G. Kemp and  
Steve Kemp, Jr., w/h, dated 03/28/2007, recorded 04/16/2007 in Book 5643, Page 435.

Parcel Number: 30-00-50892-00-9.

Location of property: 212 Osceola Avenue, Elkins Park, PA 19027-2024.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adrienne G. Kemp** at the suit of Nationstar Mortgage, LLC.  
Debt: \$327,074.93.

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

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

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

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12-20604

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

BEGINNING at a point in the central line of Third Street and the Easterly line of a lot of land now or late of  
M.G. Oberholtzer; thence along the central line of Third Street, North 65 degrees, East 26 feet, 6 inches to a point  
in the line of land now or late of C.W. Schlicher; thence by the same and running through the middle wall of this and  
the adjoining house on the East side South 24-3/4 degrees, East 194 feet to a point in an alley; thence by the same,  
South 65 degrees, West 26 feet, 6 inches to a point in the line of land now or late of M.G. Oberholtzer; thence by the  
same, North 24-3/4 degrees, West 194 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonathan S. High and Melissa L. Stubbs, by Deed from Charlotte Smetzer,  
dated 07/31/2003, recorded 08/04/2003 in Book 5467, Page 1351.

Parcel Number: 06-00-03564-00-3.

Location of property: 318 3rd Street, East Greenville, PA 18041-1639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa L. Stubbs and Jonathan S. High** at the suit of  
JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation.  
Debt: \$193,185.98.

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

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

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

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12-21758

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and  
Commonwealth of Pennsylvania, bounded and described according to a plan of "Elmwood Townhouses" dated May 17,  
1985 and last revised on July 15, 1985 by John T. Aston, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Southerly side of Elm Street (66 feet wide) at a corner of Lot 6 as shown on said plan;  
thence extending along the same 49 degrees, 13 minutes East, 30 feet to a point a corner of Lot 8; thence extending along  
Lot 8 South 64 degrees, 41 minutes, 13 seconds West, 146.65 feet to a point a corner of Lot 9 as shown  
on said plan; thence extending along Lot 9 South 49 degrees, 13 minutes West, 23.78 feet to a point a corner of  
Lot 6 as shown on said plan; thence extending along Lot 6 North 162 degrees, 26 minutes, 13 seconds East,  
144.24 feet to the first mentioned point and place of beginning.

CONTAINING in area 3,605 square feet.

BEING Lot No. 7 as shown on said plan.

Parcel Number: 13-00-10921-10-9.

Location of property: 1302 West Elm Street, Norristown, PA 19401-3612.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Patrick A. Palermo, Jr. and Kimberly A. Palermo, as tenants by the entirety** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2006-1, Mortgage Pass-Through Certificates, Series 2006-1. Debt: \$173,396.85.

**Jaime R. Ackerman**, Attorney.

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

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

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12-22921

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as the Village Condominium, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/03/1963, P.L. #196, by the recording in the Office of the Recorder of Deeds at Norristown, Pennsylvania, a Declaration dated 5/08/1978 and recorded 7/19/1978 in Deed Book 4321, Page 512, a Declaration Plan dated 12/02/1977 and recorded in Condominium Plan Book 6, Page 18, a Code of Regulations dated 5/08/1978 and recorded in Deed Book 4321, Page 530, and a First Amendment thereto dated 01/28/1992 and recorded in Deed Book 5000, Page 453, and a Second Amendment thereto dated 03/31/1992 and recorded in Deed Book 5003, Page 1716, and a Third Amendment thereto dated 9/07/1993 and recorded in Deed Book 6065, Page 511, and being designated on Declaration Plan as Unit Number 632 as more fully described in Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of 1.408%.

Parcel Number: 42-00-04529-37-9.

Location of property: 632 Sanatoga Village Lane, Building 6, Pottstown, PA 19464.

The improvements thereon are: Condominium townhouse residential dwelling.

Seized and taken in execution as the property of **Loraine M. Snyder** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,482.66.

**James R. Wood**, Attorney.

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

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

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12-25469

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Chestnut Street, No. 624, bounded and described, as follows, to wit:

BEGINNING at a point of this and land now or late of George A. Sheffey; thence Southwardly along the same one hundred forty feet to a twenty feet wide alley; thence Eastwardly along the same twenty feet to land now or late of William W. Robert; thence Northwardly along the same one hundred forty feet to Chestnut Street aforesaid; thence Westwardly along the same twenty feet to the place of beginning.

Parcel Number: 16-00-05780-00-9.

Location of property: 624 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Patrick Fota** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,230.64.

**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.

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12-25491

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Peartree and Pasfield, Inc., made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, May 5, 1951 and revised May 31, 1951, as follows, to wit:

BEGINNING at a point in the title line in the bed of Gulph Road (60 feet wide) at the distance of 410.45 feet measured Northwestwardly along the title line in the bed of said Gulph Road from its intersection with the middle line of Woodfield Road (50 feet wide); thence extending along the title line in the bed of Gulph Road, North 24 degrees, 30 minutes West, 100 feet to a point, a corner of Lot #4, Block A of said plan; thence extending along said Lot #4, South 63 degrees, 59 minutes West, 217.98 feet to an iron pin in line of Lot #15, Block A; thence extending partly along said Lot #15 and along Lot #15, South 26 degrees, 1 minute East, 99.96 feet to a point, a corner of Lot #6, Block A; thence extending along said Lot #6 North 63.59 minutes East, 215.33 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven M. Goldberg and Suzanne J. Goldberg, by Deed from Mark C. Campbell and Jennifer M. Campbell, dated 10/25/2005, recorded 11/05/2005 in Book 05577, Page 2823.

Parcel Number: 40-00-43624-00-4.

Location of property: 2034 Old Gulph Road, Villanova, PA 19085-1822.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven M. Goldberg and Suzanne J. Goldberg** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-FF4. Debt: \$229,854.97.

**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.

12-25954

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Brown Property made for Cathlin Corporation by Czop/Specter, Inc., Consulting Engineers & Surveyors dated 8/13/1991 and last revised on 12/23/1992 and recorded in Plan Book A-54, Page 294, as follows, to wit:

BEGINNING at a point on the Northwestern Side of Cody Lane (50.00 feet wide), said point being a corner of Lot No. 3 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 3 North 47 degrees, 00 minutes, 00 seconds West, 123.04 feet to a point in line of Skippack Township, open space; thence extending along the same North 43 degrees, 00 minutes, 00 seconds East, 42.00 feet to a point a corner of Lot No. 5; thence extending along Lot No. 5 South 47 degrees, 00 minutes, 00 seconds East, 123.04 feet to a point on the Northwestern side of Cody Lane; thence extending along the Northwestern side of Cody Lane South 43 degrees, 00 minutes, 00 seconds West, 42.00 feet to a point a corner of Lot No. 4; being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arlen D. Eichman, by Deed from Franco D'Andrea, dated 11/20/2011, recorded 12/06/2011 in Book 5387, Page 2276.

The said Arlen D. Eichman departed this life on 12/28/2010, and upon information and belief, his surviving heir(s) Winona Schultz. By executed waiver, Winona Schultz waived her right to be named as a defendant in the foreclosure action. Parcel Number: 51-00-00738-43-5.

Location of property: 2027 Cody Lane, Harleysville, PA 19438-3348.

The improvements thereon are: Residential property.

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 Arlen D. Eichman, Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-43CB, Mortgage Pass-Through Certificates, Series 2006-43CB. Debt: \$355,971.00.

**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.

12-25993

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made 3/28/1949 by Francis W. Wack, R.S. as follows, to wit:

BEGINNING at a pin at the intersection of the middle line of the Swamp Turnpike Road (leading from Limerick to Boyertown) and a public road leading to Neiffers; thence in and through the said public road leading to Neiffers North 39°, 30' East, 185.25 feet to an iron pin, a corner of other lands of Majewski of which this was a part; thence along the same South 48°, East 259.9 feet to an iron pin, a corner; thence still along said Majewski's land South 47°, West 185.8 feet to a pin in the middle of the Swamp Turnpike aforesaid; thence in and through the middle of the said Swamp Turnpike 48°, West 235.4 feet to the place of beginning.

ALSO ALL THE CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery, and State of Pennsylvania, bounded and described in accordance with a plan thereof made by Earl R. Ewing, Inc. Registered Surveyors of Phoenixville, Pennsylvania 9/30/1967, as follows, viz:

BEGINNING at a point in Steinmetz Road, being North 39°, 30' East, 185.25 feet from a spad marking the centerline of Swamp Pike at a corner; thence along Steinmetz Road at or near the centerline thereof North 29°, 30' East, 284.83 feet to a point, a corner; thence extending along the same the two following courses and distances, crossing at an iron pin at the side of the road 15.28 feet distance South 42°, 48' East, 210.71 feet to an iron pin, and South 43°, 12' West, 184.78 feet to an iron pin, a corner; thence along the same North 48°, West 197 feet to the place of beginning, having crossed an iron pin in. line 13.40 feet from said place of beginning.

BEING the same premises which Christopher M. Thomas and Aimee Thomas, husband and wife, by Deed dated October 24, 2006 and recorded in the Montgomery County Recorder of Deeds Office on November 21, 2006 in Deed Book 5624, Page 2375, granted and conveyed unto Tamara E. Lawrence, a single person.

Parcel Number: 37-00-04987-00-7.

Location of property: 422 Swamp Pike, Schwenksville, PA 19473.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tamara E. Lawrence** at the suit of Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4, Asset-Backed Pass-Through Certificates, Series 2007-CH4. Debt: \$215,303.09.

**Bradley J. Osborne**, Attorney.

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

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

12-26295

ALL THAT CERTAIN frame tenement, garage and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as No. 446 Chestnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Chestnut Street at a point a corner of land now or late of Ellen Weidner; thence by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 30 feet to land now or late of Harriet M. Boettner; thence by the same Northwardly 140 feet to Chestnut Street aforesaid; thence by the same Eastwardly 30 feet to the place of beginning.

BEING Lot No. 20 on a plan of building lots as laid out by Jonathan Jones, Assignee of David Potts.

On December 4, 1989 Richard Lacey died but is survived by his spouse, Diane F. Lacey. Upon death, decedent's interest in the property transferred to Diane F. Lacey, by operation of law.

Parcel Number: 16-00-05644-00-1.

Location of property: 446 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diane F. Lacey** at the suit of Borough of Pottstown. Debt: \$1,615.68.

**James R. Wood**, Attorney.

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

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

12-31941

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of lots called "Arcola Woods" made for Providence Builders, Inc., by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated December 8, 1966 and last revised February 6, 1967, as follows, to wit:

BEGINNING at a point on the Northwest side of Raynham Road fifty feet wide, at the distance of one hundred seventy-six and sixty-three one-hundredths feet measured North fifty-one degrees, twelve minutes, twenty seconds East along said side of Raynham Road from its intersection with the Northeast side of Stoneham Road, fifty feet wide, both lines produced; thence along Lot No. 68 the two following courses and distances: (1) North fifty-one degrees, forty-five minutes, fifty-seven seconds West, one hundred feet to a point; (2) North thirty degrees, one minute, thirteen seconds West, one hundred sixty-eight and thirty-five one-hundredths feet to a point in line of Lot No. 62; thence along Lot Nos. 62 and 63, South eighty-two degrees, forty-nine minutes, thirty seconds East, fifty-three and fifty-six one-hundredths feet to a point, a corner of Lot No. 67; thence along Lot No. 67 South fifty-one degrees, forty-five minutes, fifty-seven seconds East, two hundred thirty-one and twenty-two one-hundredths feet to a point on the Northwest side of Raynham Road; thence along said side thereof South fifty-one degrees, twelve minutes, twenty seconds West, ninety-two and thirty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 68 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Edward Mason and Margaret Mason by deed from Providence Builders, Inc., a Pennsylvania Corporation, dated July 20, 1973 and recorded July 23, 1973 in Deed Book 3871, Page 216.

On January 7, 2012 Margaret Mason departed this life leaving title vested unto Claidia J. Johnson known surviving heirs of Margaret Mason, deceased mortgagor and real owner, Sharon Mason known surviving heirs of Margaret Mason, deceased mortgagor and real owner, unknown heirs of Margaret Mason, deceased mortgagor and real owner and Sandra A. Mason known surviving heirs of Margaret Mason, deceased mortgagor and real owner.

Parcel Number: 43-00-11446-00-4.

Location of property: 715 Raynham Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Claidia J. Johnson known surviving heirs of Margaret Mason, deceased mortgagor and real owner, Sharon Mason known surviving heirs of Margaret Mason, deceased mortgagor and real owner, Unknown heirs of Margaret Mason, deceased mortgagor and real owner and Sandra A. Mason known surviving heirs of Margaret Mason, deceased mortgagor and real owner** at the suit of OneWest Bank, FSB. Debt: \$241,308.11.

**Marc S. Weisberg**, Attorney.

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

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

13-01199

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected in **Franconia Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Land Development Plan set Over Record Plan of Westport Farm made for TH Properties, L.P., made by Carroll Engineering Corporation dated 6/29/2006 and last revised 1/8/2007 and recorded in Plan Book 28, Pages 128 to 134, as follows, to wit:

BEING Lot 130 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph K. Morris, by Deed from T.H. Properties, a PA Limited Partnership, dated 04/23/2007, recorded 05/14/2007 in Book 5646, Page 2751.

Parcel Number: 34-00-03580-85-6.

Location of property: 52 Barlow Drive, Souderton, PA 18964-2282.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph K. Morris** at the suit of Wells Fargo Bank, N.A.  
Debt: \$303,813.88.

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

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

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

13-02330

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

BEGINNING at a point on the Northwest side of Chain Street at the distance of 497.2 feet Northeast from Oak Street, a corner of this and house now or late of Mrs. Ridgeway; thence Northwest through the middle of the partition wall of this and said Ridgeway's house, 100.0 feet to a 20 feet wide alley; thence along said alley, Northeast, 22.0 feet to land now or late of Morgan Wright; thence along said Wright's land, Southeast, 100.0 feet to Chain Street, aforesaid and along said Chain Street, Southwest 22.0 feet to the place of beginning.

BEING the same premises which Raymond Dileo and Jennie Dileo granted and conveyed unto Bradley Dale Weldon by Deed dated September 16, 2003 and recorded March 26, 2004 in Montgomery County Deed Book 5501, Page 755.

Parcel Number: 13-00-07504-00-7.

Location of property: 755 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of Wells Fargo Bank, N.A.  
Debt: \$72,393.62 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

13-02372

ALL THAT CERTAIN unit in the property known, named and identified as "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 Recorders of Deeds Office of Montgomery County of a Declaration recorded 7/6/1990 in Deed Book 4951, Page 375, First Amendment thereto as in Deed Book 4953, Page 146, recorded 7/27/1990, Second Amendment thereto as in Deed Book 4955, Page 1686, Third Amendment thereto as in Deed Book 4957, Page 1333, Fourth Amendment thereto recorded 11/16/1990 as in Deed Book 4963, Page 617 being and designated as Unit No. 3405 together with a proportionate undivided interest in the Common Elements as set forth in and subject to adjustment as defined in such Declaration and Amendments.

BEING Unit No. 3405 Montgomery Place West at Welsh Village.

BEING the same premises which Paul R. Biletz and Joyce R. Biletz, husband and wife, granted and conveyed unto Henrietta R. Gibson by Deed dated September 3, 1999 and recorded September 28, 1999 in Montgomery County Deed Book 5289, Page 2487.

Parcel Number: 46-00-00938-34-8.

Location of property: 3405 Elizabeths Court, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Henrietta R. Gibson** at the suit of Wells Fargo Bank, N.A.  
Debt: \$210,015.45 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

13-02588

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan made for Brady Brothers Company by C. Raymond Weir, Associates, Inc. dated July 25, 1963 and revised August 20, 1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County of Norristown, Pennsylvania in Plan Book B-8, Page 133, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Militia Way (50 feet wide) said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northeasterly side of Skippack Pike (55 feet wide); thence extending from said point of beginning along the Southeasterly side of Militia Way the two following courses and distances: (1) North 38 degrees, 05 minutes, 05 seconds East, 109.00 feet to a point of curve; (2) Northeastwardly on the arc of a circle curving to the left having a radius of 275.00 feet crossing the Southwesterly side of a certain 20.00 feet wide Storm Drainage Right-of-Way the arc distance of 56.08 feet to a point in the center line of said Right-of-Way; thence extending South 63 degrees,

36 minutes East partly along the center line of and crossing the Northeastwardly side of the aforesaid Drainage Right-of-Way at an angle in same, 199.57 feet to a point; thence extending South 21 degrees, 32 minutes, 05 seconds West partly along the Southeasterly side of the aforesaid 20.00 feet wide Storm Drainage Right-of-Way 233.80 feet to a point on the Northeastly side of Skippack Pike aforesaid; thence extending North 49 degrees, 45 minutes, 55 seconds West along the Northeastly side of Skippack Pike recrossing the bed of the aforesaid 20.00 feet wide Storm Drainage Right-of-Way 239.97 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.72 feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which David J. Pavlow and Susan J. Pavlow, his wife, by Deed dated November 13, 1998, and recorded December 1, 1998, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5250, Page 1622, granted and conveyed unto Mark A. Grayson and Sheila M. Grayson, husband and wife.

Parcel Number: 65-00-08056-00-6.

Location of property: 2 Militia Way, Fort Washington, PA 19034.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sheila M. Grayson and Mark A. Grayson** at the suit of Bayview Loan Servicing, LLC. Debt: \$533,766.08.

**Matthew R. Lubniewski**, Attorney.

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

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

13-02782

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough** (formerly Montgomery Township), County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain Plan of Lots, Section No. 3 for Fox Development Company made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated March 6, 1962 and revised April 24, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 93, as follows, to wit:

BEGINNING at a point on the Northeastly side of Gettysburg Drive, (fifty feet wide) said point being the two following courses and distances from a point of curve on the Northwestly side of Williamsburg Road (fifty feet wide): (1) leaving Williamsburg Road on the arc of a circle curving to the right having a radius of twenty-six and eighteen one-hundredths feet the arc distance of forty-one and twelve one-hundredths feet to a point of tangent on the Northeastly side of Gettysburg Drive; and (2) North forty-five degrees, twelve minutes West along the Northeastly side of Gettysburg Drive, one thousand ten and fifty-nine one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeastly side of Gettysburg Drive, seventy-five feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Gettysburg Drive, one hundred sixty feet.

BEING Lot Number 53 as shown on the above mentioned plan.

BEING the same premises which Jay Hilliard and Sandra D. Hilliard, husband and wife, by Deed dated October 9, 2002, and recorded March 3, 2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5448, Page 543, granted and conveyed unto Jay D. Hilliard and Sandra D. Hilliard, Trustees of the Hilliard Revocable Living Trust dated February 6, 1998, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jay D. Hilliard and Sandra D. Hilliard, h/w, by Deed from Jay D. Hilliard and Sandra D. Hilliard, as Trustees of the Hilliard Revocable Living Trust dated February 6, 1998 and Jay D. Hilliard and Sandra D. Hilliard, h/w, dated 02/21/2008, recorded 03/14/2008 in Book 5685, Page 2222.

Parcel Number: 11-00-06824-00-5. Map #11033 017.

Location of property: 807 Gettysburg Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jay D. Hilliard and Sandra D. Hilliard** at the suit of Wells Fargo Bank, N.A. Debt: \$267,789.88 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

13-03694

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, described according to a survey and plan thereof, made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated July 10, 1951 and revised September 10, 1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cedar Road, the Southeasterly side of which is now established 25 feet from original center line thereof, at the distance of 598.65 feet, measured Northeastwardly along said side of Cedar Road from a point of tangent, said point of tangent being at the distance of 15.70 feet, measured along the arc of a circle curving to the right, having a radius of 10 feet from a point of curve on the Northeastly side of Loch Alsh Avenue (50 feet wide); thence from said point of beginning, extending North 38 degrees, 01 minute, 30 seconds East, along the Southeasterly side of Cedar Road, 100 feet to a point; thence South 51 degrees, 58 minutes, 30 seconds East, 206 feet to a point; thence South 38 degrees, 01 minute, 30 seconds West, 100 feet to a point; thence North 51 degrees, 58 minutes, 30 seconds West, 206 feet to the Southeasterly side of Cedar Road, the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ki C. Kim and Sa Soon Kim, h/w, by Deed from Hang Mook Cho, dated 04/30/2003, recorded 05/02/2003 in Book 5455, Page 575.

Parcel Number: 54-00-03952-00-8.

Location of property: 1223 Cedar Road, Ambler, PA 19002-4922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sa Soon Kim and Ki C. Kim** 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: \$354,738.71.

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

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

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

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13-04394

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan thereof made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Diamond Street (40 feet wide), at the distance of 1,365.86 feet Southeastwardly from the Southeast side of Bergey Road (33 feet wide), a corner of land now or formerly of Neil W. Moyer and Arlene D. Moyer, his wife; thence along said land, North 49 degrees, 15 minutes East, 162.05 feet to an iron pin; thence South 20 degrees, 54 minutes East, 143.38 feet to an old pin on the Westerly side of a 20 feet wide alley; thence along said side of said alley, South 00 degrees, 53 minutes West, 93.85 feet to a point; thence South 49 degrees, 15 minutes West, 51.25 feet to a point on the Northeast side of Diamond Street; thence along said side of Diamond Street, North 40 degrees, 45 minutes West, 205 feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph C. Gerber and June Gerber, husband and wife, granted and conveyed unto Richard Lee Henning, Jr. and Jennifer A. Henning, husband and wife, by Deed dated April 25, 1997 and recorded April 29, 1997 in Montgomery County Deed Book 5183, Page 1908.

TITLE TO SAID PREMISES IS VESTED IN Richard Lee Henning, Jr., and Jennifer A. Henning, husband and wife by Deed from Joseph G. Gerber and June Gerber, husband and wife, dated 4/25/1997 and recorded 4/29/1997 in Deed Book 5183, Page 1908.

Parcel Number: 35-00-02977-00-3.

Location of property: 2725 Diamond Street, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer A. Henning and Richard L. Henning, Jr. a/k/a Richard Lee Henning, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$144,954.67 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.

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13-04756

ALL THAT CERTAIN unit, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania being designated as Unit "B" Building Number 17, as shown on Plan of Indian Valley Meadows County Houses for Regent Valley Builders, prepared by Herbert Metz, Inc., Civil Engineers and Surveyors, dated October 29, 1973, last revised June 22, 1974 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-23, Page 8.

BEING the same premises which Henry G. Cisneros, Secretary of Housing and Urban Development of Washington D.C. by Deed dated July 29, 1996 and recorded October 3, 1996 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5163, Page 271, granted and conveyed unto Yaqub Arif.

Parcel Number: 34-00-02024-39-9.

Location of property: 96 Green Meadow Lane, Telford, PA 18969.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Yaqub Arif** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$160,381.81.

**Andrew J. Marley**, Attorney.

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

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

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13-06302

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to subdivision plan of property made for Carol V. Ogle and Gloria M. Newman, by Richard C. Rauch, Registered Surveyor, dated October 11, 1984, and recorded at Norristown, Pennsylvania, in Plan Book B-40, Page 327, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Brown Avenue (40 feet wide), which point is measured South 41 degrees, 44 minutes, 30 seconds West, 89.60 feet from a point of tangent on the Northwesterly side of Brown Avenue, which point is measured along the arc of a circle curving to the right, having a radius of 10 feet from a point of curve on the Southwesterly side of Leona Avenue (40 feet wide); thence from said point of beginning, extending along the said Northwesterly side of Brown Avenue, South 41 degrees, 55 minutes, 30 seconds West, 90.00 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same, North 48 degrees, 15 minutes, 30 seconds West, 140.00 feet to a point in line of lands now or late of Andrew and Elizabeth Brill North 41 degrees, 55 minutes, 30 seconds East, 90.00 feet to a point; thence extending South 48 degrees, 15 minutes, 30 seconds East, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 and other lands of grantees herein shown on said plan.

TITLE TO SAID PREMISES VESTED IN Viktor Lipovoy by Deed from Alexandra Luginin, as sole owner dated 09/24/2010 and recorded 09/28/2010 in the Montgomery County Recorder of Deeds in Book 5780, Page 1735. Parcel Numbers: 30-00-05616-00-6 and 30-00-05615-90-7.

Location of property: 980 Brown Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Viktor Lipovoy, Original Mortgagor and Alexandra Luginin, Real Owner** at the suit of U.S. Bank National Association, as Trustee for the Certificateholders of Banc of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2007-6. Debt: \$268,107.02.

**Robert W. Williams**, Attorney.

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

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

13-06307

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**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.

13-09094

ALL THAT CERTAIN lot, piece or parcel of land, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, shown on "Plan of Fox Health Phase IVa" made by Bursich Associates, Inc. dated August 21, 1992, last revised March 21, 1994 and recorded at the Office of the Montgomery County Recorder of Deeds in Plan Book A-55, Page 137, being more particularly described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Horseshoe Road (private road), a corner of Lot 412 as shown on said plan, said point being measured the following three (3) courses and distances from a point of curve on the Southeasterly side of Raleigh Road (private road): (1) leaving Raleigh Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Horseshoe Road 29.00 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 163.00 feet the arc distance of 81.08 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly side of Horseshoe Road on the arc of a circle curving to the left having a radius of 163.00 feet an arc distance of 50.00 feet to a point, a corner of Lot 410 as shown on said plan; thence extending along said Lot 410, South 33 degrees, 02 minutes, 39 seconds West, crossing over a certain 12 feet wide utility and maintenance easement, 92.00 feet to a point in line of Open Space C as shown on said plan; thence extending along said Open Space C, North 48 degrees, 10 minutes, 05 seconds West, crossing and re-crossing the beds of certain 10 feet wide utility and maintenance easements, 77.91 feet to a point, a corner of Lot 412 as shown on said plan; thence extending along said Lot 412, North 50 degrees, 37 minutes, 11 seconds East, re-crossing the bed of aforesaid 12 feet wide easement, 92.00 feet to the point and place of beginning.

BEING Lot Number 411 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Craig Kasiarz and Martha Kasiarz, as Tenants by the Entireties by Deed from Jason E. Dickens and Julie Dickens dated 08/11/2005 recorded 08/25/2005 in Deed Book 5568, Page 604.

Parcel Number: 48-00-01326-3.

Location of property: 204 Horseshoe Road, (Perkiomen Township), Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Craig Kasiarz and Martha Kasiarz** at the suit of PNC Bank, National Association. Debt: \$284,835.59.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

13-09779

**PREMISES "A"**

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

BEGINNING at a point in the center line of the public road leading from State Highway Traffic Route No. 663 to Englesville in line of other lands now or late of Robert and Marie Z. Smith; thence extending along said lands the two following courses and distances: (1) North 55 1/2 degrees, West 113 feet more or less to a point; (2) South 34 degrees, West 150 feet, more or less to the center line of said road; thence extending along the same, North 55 1/2 degrees, West 113 feet, more or less, to the first mentioned point and place of beginning.

**PREMISES "B"**

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

BEGINNING at a corner in the center line of public road leading from State High Traffic Route No. 663 to Englesville; thence along the same, North 48 degrees, 30 minutes West, 20 feet to a corner of lands about to be conveyed to Richard H. Schott; thence along the same, North 41 degrees, 30 minutes East, 150 feet to a corner of other lands of Charles H. Silcox and wife; thence along the same, South 48 degrees, 30 minutes East, 20 feet to a corner of other lands of Robert Smith, along the same, South 41 degrees, 30 minutes West, 150 feet to the place of beginning.

CONTAINING 3,000 square feet of land.

BEING the same premises Loretta M. Hayes, Jeanine M. Hayes and Catherine M. Hayes, by Deed dated 04/21/00, recorded 04/23/00 in Deed Book Volume 8676, Page 1352, granted and conveyed unto Jeanine M. Hayes the Grantor herein.

ALSO being the same premises Jeanine M. Hayes by Deed dated 06/12/08, recorded 06/17/08 in Deed Book 5696, Page 1080, granted and conveyed unto William L. Stewart, III and Joyce A. Stewart, h/w, their heirs and assigns, in fee. Parcel Number: 32-00-00736-00-6.

Location of property: 295 Buchert Road, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joyce A. Stewart and William L. Stewart, III** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$228,335.31.

**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.

13-10985

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Clover Diversified Investments Corporation by F. Richard Urwiler, Registered Professional Engineer, Urwiler and Walter, Inc., of Sumneytown, Pennsylvania dated 04/26/1978 and last revised 12/14/1978, recorded in Plan Book A-35, Page 38, bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Clemens Road (T 419) (56.5 feet wide to the ultimate right-of-way line) said point being measured the five following courses and distances from a point of curve from the Easterly side of Shirley Drive (50 feet wide): thence (1) leaving the aforesaid Shirley Drive on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 37.63 feet to a point a compound curve on the Northerly side of the aforesaid Clemens Road; thence (2) extending along the same on the arc of a circle curving to the left having a radius of 740 feet, the arc distance of 17.09 feet to a point of tangent on the same; thence (3) extending along the same North 74 degrees, 06 minutes, 14 seconds East, 174.76 feet to a point; thence (4) extending along the same North 76 degrees, 44 minutes, 37 seconds East, 81.23 feet to a point; thence (5) extending along the same North 78 degrees, 30 minutes, 59 seconds East, 40.26 feet to the point of beginning; thence extending from said point of beginning along Lot No. 2 as shown on the above mentioned plan passing through a partition wall and passing through the 100 year Flood Plain, North 11 degrees, 29 minutes, 01 second West, 260 feet to a point, a corner of part of Lot No. 14 as shown on the above mentioned plan; thence extending along part of Lot No. 14 and along Lot No. 15 as shown on the said plan and along the Flood Plain, North 67 degrees, 22 minutes, 50 seconds East, 98.65 feet to a point, a corner of part of Lot No. 16 as shown on said plan; thence extending along part of Lot No. 16 and extending through a 20 feet wide sanitary sewer easement South 32 degrees, 00 minutes East, 137.76 feet to a point a corner of part of lands now or late of Bruce A. Sames; thence extending along the aforesaid lands the three following courses and distances: thence (1) South 49 degrees, 41 minutes, 49 seconds West, 90 feet to a point of curve in the same; thence (2) extending along the same on the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 100.59 feet to a point of tangent on the same; thence (3) extending along the same South 11 degrees, 29 minutes, 01 second East, 10 feet to the Northerly side of the aforesaid Clemens Road; thence extending along the same South 78 degrees, 30 minutes, 59 seconds West, 91 feet to the first mentioned point and place of beginning.

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



BEING the same premises which James P. Barbacow, Jr. and Mary Ann V. Barbacow, husband and wife, by Deed dated 12/30/05 and recorded 01/08/06 in Montgomery County Deed Book 5585, Page 2209, granted and conveyed unto Brian M. Shalinsky and Sharon C. Shalinsky, husband and wife.

Parcel Number: 50-00-00386-00-5.

Location of property: 329 Clemens Road, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling, as indicated above, being Lot No. 1 on the Final Plan of Subdivision prepared for Clover Diversified Investments Corporation, recorded in Montgomery County Plan Book A-35, Page 38.

Seized and taken in execution as the property of **Sharon C. Shalinsky and Brian M. Shalinsky** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$247,124.54 (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.

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13-11061

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Townhouse of Twin Brooks, located at 1901 Fitzwatertown Road, **Abington Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated June 18, 1974 and recorded on June 20, 1974 in Deed Book 3952, Page 83; and a Declaration Plan dated June 1, 1974 and recorded on June 20, 1974 in Condominium Plan Book 3, Page 38; and a Code of Regulations dated June 18, 1974 and recorded June 20, 1974 in Deed Book 3952, Page 93; being designated on Declaration Plan as Unit A-7 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.3888%.

Parcel Number: 30-00-21304-00-5.

Location of property: 7 Twin Brooks Drive, Willow Grove, PA 19090.

The improvements thereon are: Residential condominium.

Seized and taken in execution as the property of **Elaine Crawford-Case** at the suit of The Townhouses of Twin Brooks Condominium Association. Debt: \$8,289.00.

**Hal A. Barrow**, 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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13-12305

ALL THAT CERTAIN tract or piece of ground, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, shown as Lot No. 13 on a Subdivision Plan by A.G. Newbold, R. P. E., dated January 12, 1968, and revised November 20, 1969, and recorded in Montgomery County Records in Plan Book Volume A-16, Page 47, bounded and described, as follows:

BEGINNING at a pin in the Southeasterly boundary of Martin Avenue, said pin being distant 540 feet from the center line of Virmay Drive measured North 36 degrees, 15 minutes East; thence by said boundary line of Martin Avenue North 36 degrees, 15 minutes East, 107 feet to a pin; thence by Lot No. 12 South 53 degrees, 45 minutes East, 206.99 feet to a pin; thence by lands now or late of Allen K. Mensch South 37 degrees, 28 minutes West, 107.02 feet to a pin; thence by Lot No. 14, North 53 degrees, 45 minutes West, 204.72 feet to the place of beginning.

CONTAINING 22,026 square feet, more or less.

BEING the same premises which Leon J. Schlegel a/k/a Leon E. Schlegel and Susan J. Scott by Deed dated January 29, 1988 and recorded in the Montgomery County Recorder of Deeds Office on December 14, 1988 in Deed Book 4896, Page 1337, granted and conveyed unto William J. Scott and Susan J. Scott, his wife, as Tenants by the Entireties.

Parcel Number: 32-00-03768-00-7.

Location of property: 92 Martin Avenue, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Susan J. Scott and William J. Scott** at the suit of Springleaf Financial Services of Pennsylvania, formerly known as American General Consumer Discount Company. Debt: \$168,695.84.

**Bradley J. Osborne**, Attorney.

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

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

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13-12796

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision prepared as part of "Bradford Woods" made by Richard C. Mast Associates, P.C., dated 3/9/1998 and last revised 6/30/1999 and recorded in Montgomery County in Plan Book A-58, Pages 461-464, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bartlett Drive (50 feet wide), which point of beginning is common to this lot and Lot No. 164 as shown on said plan; thence extending from said point of beginning along Lot No. 164, South 06 degrees, 39 minutes, 04 seconds East, 150.00 feet to a point, in a line of open space as shown on said plan; thence extending along the same South 83 degrees, 20 minutes, 56 seconds West, 100.00 feet to a point a corner of Lot No. 166 as shown on said plan; thence extending along the same, North 06 degrees, 39 minutes, 04 seconds West, 150.00 feet to a point, on the said Southerly side of Bartlett Drive; thence extending along the same North 83 degrees, 20 minutes, 56 seconds East, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Jolly and Margaret Reynolds, husband and wife by Deed from NVR Inc., a Virginia Corporation, Trading as Ryan Homes dated 06/29/2001 recorded 07/09/2001 in Deed Book 5366, Page 0595.

Parcel Number: 37-00-00095-88-5.

Location of property: 44 Bartlett Drive, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Jolly and Margaret Reynolds** at the suit of Green Planet Servicing, LLC. Debt: \$102,676.34.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

13-13682

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, and described according to a plan of subdivision made for Holly Acres, dated January 19, 1973 last revised February 19, 1980 and recorded in Montgomery County in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Holly Drive (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Northwesterly side of Dogwood Lane (50 feet wide) viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; (2) North 48 degrees, 34 minutes, 06 seconds West, 264.30 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 90.00 feet the arc distance of 137.79 feet to a point; and (4) North 39 degrees, 08 minutes, 54 seconds East, 657.90 feet to the place of beginning.

CONTAINING in front or breadth Northeastwardly along Southeasterly side of Holly Drive 30 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles thereto 116.70 feet.

BEING Lot No. 91 as shown on said plan.

BEING the same premises which Mahmoud K. Kobeissi and Jill E. Kobeissi, his wife by Deed recorded 4/18/2006 in Montgomery County in Deed Book 5597, Page 1787 granted and conveyed unto David W. Himes Jr. and Heather J. Himes, as Tenants by the Entirety.

Parcel Number: 64-00-02446-16-3.

Location of property: 721 Holly Drive, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Heather J. Himes and David W. Himes, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$141,077.89.

**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.

13-13954

ALL THAT CERTAIN lot or piece of ground, with the building and improvements erected, situate in **Limerick Township**, Montgomery County, Pennsylvania, and described according to Final Site Plan (North Side) of Pine Tree Road for Fay Brothers Development Company, Inc., made by Carroll Engineering Corporation dated March 26, 1999 and last revised June 15, 2000 and recorded in Montgomery County in Land Site Book 5, Page 197, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pine Tree Road (50 feet wide) which point of beginning in common to this Lot and Lot No. 9 shown on said plan; thence extending from said point of beginning, along Lot No. 9, North 25 degrees, 29 minutes, 15 seconds East, 120.66 feet to point on line of Lot No. 30 (open space) shown on said plan; thence extending along the same South 67 degrees, 18 minutes, 40 seconds East, 37.40 feet to point in line of in and now or of The Bible Fellowship Church of Royersford; thence extending along the same, South 22 degrees, 07 minutes, 54 seconds East, 120.00 feet to a point, corner of Lot No. 11 as shown on said plan; thence extending along the same, South 25 degrees, 29 minutes, 15 seconds West, 41.60 feet to a point on the said Northeasterly side of Pine Tree Road; thence extending along the same, North 64 degrees, 30 minutes, 45 seconds West, 126.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said plan.

TOGETHER with free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses at all times hereafter, forever.

UNDER AND SUBJECT to certain building restrictions as of record.

BEING the same-premises which Ronald C. Metzger and Ronald C. Metzger for Nevillia Metzger by Deed dated 10/30/2006 and recorded 8/3/2007 in Montgomery County in Deed Book 5658, Page 1979 granted and conveyed unto Olawale Jegede.

Parcel Number: 37-00-04775-17-4.

Location of property: 31 Pine Tree Drive, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Olawale M. Jegede** at the suit of Nationstar Mortgage, LLC. Debt: \$482,698.37.

**Salvatore Filippello**, Attorney, I.D. #313897

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

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

13-21071

ALL THOSE CERTAIN tracts or parcels of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a corner other lands now or about to be conveyed by Irene Steinmetz to Sandor Czeiner, said point being in the bed of North State Street (40 feet wide) and distant along the same from a corner lands Leonard G. Fillman South 18 degrees, West 120.0 feet; thence from said point of beginning along Parcel No. 2 South 69 degrees, 42 minutes East, 160.0 feet to a corner line of land of Russell D. Neiman and intended to be conveyed to Sandor Czeiner; thence along the same South 18 degrees, West 120.0 feet to a corner; thence North 69 degrees, 42 minutes West, 160.0 feet to a corner in the bed on North State Street; thence along the same North 18 degrees, East 120.0 feet to the place of beginning.

CONTAINING 0.4404 acres of land.

BEGINNING at a joint corner of Parcel No. 1 in line of lands of Irene Steinmetz intended to be conveyed to Sandor Czeiner and being distant along said other lands of Irene Steinmetz from a corner in the bed of North State Street South 69 degrees, 42 minutes East, 160.0 feet; thence along Parcel No. 1 South 71 degrees, 42.17 minutes East, 267.90 feet to a corner in the middle of State Highway Route 779 (limited access); thence along the same and being distant 70 feet Easterly of the Westerly right-of-way line of the same by a curve curving to the right having a radius of 1,910.08 feet, an arc length of 101.40 feet; thence crossing said road and along other lands Russell D. Neiman North 78 degrees, 18 minutes West, 252.64 feet to a corner lands Irene Steinmetz and intended to be conveyed to Sandor Czeiner; thence along the same North 18 degrees, East 120.0 feet to the place of beginning.

CONTAINING 0.6382 acres of land.

Parcel Number: 60-00-02836-00-2.

Location of property: 1134 North State Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gary Stephen Leader and Sandra A. Leader** at the suit of Pottsgrove School District. Debt: \$5,127.90.

**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.

13-21143

ALL THAT CERTAIN property, situated in **Abington Township**, in the County of Montgomery and State of Pennsylvania and being described in a deed dated 11/13/2006 and recorded 12/08/2006 in Book 5627, Page 678 among the land records of the County and State set forth above and referenced as follows:

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan properties made for Henry O. MacCulloch by Charles E. Shoemaker, Registered Professional Engineer, dated January 28th, 1959, and last revised August 4th, 1960, as follows, to wit:

BEGINNING at a point on the Southwest side of Galloway Avenue (forty feet wide) (intended to be dedicated), said point being at the distance of three hundred twelve feet measured North forty-seven degrees, fifty-five minutes West along the Southwest side of Galloway Avenue from its point of intersection with the Northwest side of Lukens Avenue (forty feet wide); thence from said point of beginning South forty-two degrees, five minutes West, one hundred forty-seven and eighty-three one-hundredths feet to a point; thence extending North forty degrees, twenty minutes West, fifty and forty-four one-hundredths feet to a point; thence extending North forty-two degrees, five minutes East, one hundred forty-one and seventeen one-hundredths feet to a point on the Southwest side of Galloway Avenue aforesaid; thence extending South forty-seven degrees, fifty-five minutes East along the Southwest side of Galloway Avenue fifty feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restriction as of record.

BEING the same premises which Jeannette E. McGettigan, by Deed dated 11/13/2006 and recorded 12/8/2006 in Montgomery County in Deed Book 5627, Page 678 granted and conveyed unto Jeannette E. McGettigan.

Parcel Number: 30-00-22832-00-7.

Location of property: 2766 Galloway Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jeannette E. McGettigan** at the suit of Nationstar Mortgage, LLC.  
Debt: \$126,653.60.

**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.

13-21526

ALL THAT CERTAIN parcel of land known as Unit 419 Maple Glen Village, situate in **Lower Pottsgrove Township**, Montgomery County, PA as shown on an 'As Built Plan' of House No. 311 prepared by Bursich Associates, Inc., Drawing No. 061334-419 dated 10/30/1987, said parcel being more fully bounded and described, as follows:

BEGINNING at a point, the Easterly corner of Unit 311, said point being situated 136.70 feet measured South 15 degrees, 42 minutes, 25 seconds West from an iron pin, a corner of lands now or late Maple Glen Village and lands now or late A. S Berman, Inc.; thence from said point of beginning and extending along lands Maple Glen Village South 41 degrees, 39 minutes, 50 seconds West, 20.00 feet; thence through the party wall of Unit 312 and partly along lands Maple Glen Village North 48 degrees, 20 minutes, 10 seconds West, 35.33 feet; thence continuing along lands Maple Glen Village the two following courses and distances: (1) North 41 degrees, 39 minutes, 50 seconds East, 20.00 feet; (2) South 48 degrees, 20 minutes, 10 seconds East, 35.33 feet to the first mentioned point and place of beginning.

BEING the same premises which James G. Reading and Janet Reading, husband and wife by Indenture bearing date the 4th day of September A.D. 2001 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5376, Page 2159 granted and conveyed unto Ronald B. Nichols and Sherry L. Nichols, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Renee Demilta, a married woman, by Deed from Renee Delmitla and Joseph Demilta, h/w, dated 11/14/2006, recorded 12/13/2006 in Book 5627, Page 1856.

Parcel Number: 42-00-03042-42-6. Map #42022A026.

Location of property: 311 Maple Glen Circle, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Renee Demilta** at the suit of Federal National Mortgage Association.  
Debt: \$145,713.89 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

13-22457

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereto to be erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Trewellyn Maner Estates" made for Rheta and Harry Santangelo, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated October 20, 1982, last revised March 2, 1983, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-41, Page 419, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Evans Road (LR. 46081) (33.00 feet wide), at a corner of Lot Number 5, as shown on said plan, which point is at the distance of 596.81 feet measured South 57 degrees, 04 minutes, 00 seconds West, along the said Southeasterly side of Evans Road from a point on the same, at a corner of lands now or late of Reimel, as shown on said plan, which point is at the distance of 16.56 feet, measured South 37 degrees, 52 minutes, 00 seconds East, through the Southeasterly one-half of the bed of Evans Road from a point of the center of the same and which last mentioned point is at the distance of 763.96 feet measured in a Southwestwardly direction, along the aforesaid centerline of Evans Road from its point of intersection with the centerline of Welsh Road (33.00 feet wide); thence extending from said point of beginning South 32 degrees, 56 minutes, 00 seconds East, along Lot Number 5, aforesaid, also for a point of the distance along the bed of a certain Joint Easement for Access and Utilities, as shown on said plan, and also crossing a certain 20.52 feet wide right-of-way for sanitary sewer, as shown on said plan, the distance of 751.88 feet to a point, a corner in line of lands now or late of the Estate of George Goodman, as shown on said plan; thence extending South 50 degrees, 26 minutes, 00 seconds West, along said lands of Goodman, the distance of 371.86 feet to a monument, a corner of lands now or late of Sisters of Mercy of Philadelphia, as shown on said plan; thence extending North 39 degrees, 39 minutes, 05 seconds West, along said lands of the Sisters, the distance of 329.39 feet to a point, a corner of Lot Number 3, as shown on said plan; thence extending along Lot Number 3, the 2 following courses and distances, viz: (1) extending North 57 degrees, 04 minutes, 00 seconds East and also for a portion of the distance along the Northwesterly side of the aforesaid right-of-way for sanitary sewer, the distance of 362.90 feet to a point, a corner, and also being a corner on the Southwestwardly side of the aforesaid joint easement, etc., and; (2) thence extending North 32 degrees, 56 minutes, 00 seconds West, and also for a portion of the distance along the said Southwestwardly side of the aforesaid joint easement, etc., and also along the bed of the same, the distance of 467.74 feet to a point on the said Southeasterly side of Evans Road; thence extending North 57 degrees, 04 minutes, 00 seconds East, along the said side of Evans Road, the distance of 25.00 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Charles W. Whelan and Eliane P. Whelan, his wife by Deed dated September 18, 1985 and recorded October 1, 1985 in and for Montgomery County, Pennsylvania, in Deed Book Volume 4779, Page 2302, granted and conveyed unto George W. Brown, III and Jeanne M. Brown, his wife.

Parcel Number: 39-00-01141-30-5.

Location of property: 1508 Evans Road, Ambler, PA 19002-1211.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **George W. Brown, III, Jeanne M. Brown, his wife and United States of America** at the suit of Hudson City Savings Bank, a Federally Chartered Savings Bank Organized and Existing Under the Laws of the State of Delaware. Debt: \$792,688.64.

**Ashleigh Levy Marin**, Attorney.

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

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

13-22500

ALL THOSE TWO CERTAIN lots or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with plan of property made for Thomas Alekna and Philip C. D'Amore prepared by Charles E. Shoemaker, Inc., Engineer and Surveyors, Abington, Pennsylvania, dated May 8, 1986 and recorded in Plan Book B-40, Page 490, as follows, to wit:

BEGINNING at a point on the Northeast side of Roscombe Avenue (50 feet wide), measured South 43 degrees, 33 minutes, 00 seconds West, 250.00 feet from the intersection of the Southwesterly side of Walnut Avenue (50.00 feet wide); thence extending from said point of beginning along the Northwesterly side of Roscombe Avenue, South 43 degrees, 33 minutes, 00 seconds West, 50.00 feet to a point a corner of parcel No. 2 on said plan; thence extending along the same North 46 degrees, 27 minutes, 00 seconds West, 110.00 feet to a point in line of lands now or formerly of Glenside Bond and Mortgage Company; thence extending along the same North 43 degrees, 33 minutes, 00 seconds East, 50.00 feet to point a corner of lands now or formerly of Edward and Mildred Biggs; thence extending along the same South 46 degrees, 27 minutes, 00 seconds East, 110.00 feet to the first mentioned point and place of beginning.

BEING Parcel No. 1 on the aforesaid plan. Also being Lots No. 892 and 893 on the revised plan of the lots of the Edge Hill Association.

BEING the same premises which Chander Huff, by deed dated January 13, 2006 and recorded March 1, 2006 in and for Montgomery County, Pennsylvania in Deed Book Volume 6591, Page 2804, granted and conveyed unto Angela Crawford and Wayne Crawford.

Parcel Number: 30-00-60704-00-7.

Location of property: 236 Ruscombe Avenue, Glenside, PA 19038-1611.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Wayne Crawford and Angela D. Crawford** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$195,106.10.

**Jaime R. Ackerman**, Attorney.

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

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

13-25312

ALL THAT CERTAIN message and tract of land with the buildings thereon erected, situate in **Telford Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at an iron pin a corner in the middle of West Broad Street and in line of land of Frank Wolf; thence by same North twenty-eight and one-quarter degrees West, one hundred sixty-six feet and six inches to a corner in line of other land now or late of Harvey O. Smith and Mary E. Smith, recently conveyed as Tract No. 2 as in Deed Book 2609, Page 105; thence by same North sixty-one and three-quarter degrees East, fifty feet to a point a corner in line of land now or late of Philip R. Rover; thence by same South twenty-eight and one-quarter degrees East, one hundred sixty-six feet and six inches to the middle of aforesaid West Broad Street; thence by the middle thereof South sixty-one and three-quarter degrees West, fifty feet to the place of beginning.

CONTAINING eight thousand three hundred square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Linda Benner, by Deed from Ernestine D. Forjan, dated 07/01/2005, recorded 08/29/2005 in Book 5568, Page 1555.

Parcel Number: 22-02-00151-00-5.

Location of property: 229 West Broad Street, Telford, PA 18969-1925.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Benner** at the suit of Wells Fargo Bank, N.A. Debt: \$230,624.61.

**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.



13-25919

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 9th Ward of **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a 'Resurvey' prepared for Trieste Builders, Inc., by George E. Heilman, Registered Surveyor, dated the 2nd day of February, A.D., 1964, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Basin Street (50.00 feet wide), which point is measured North 49 degrees, 22 minutes, 45 seconds West, 259.76 feet from the point of intersection of the said Southwesterly side of Basin Street with the Northwesterly side of Tremont Avenue (60.00 feet wide).

CONTAINING in front or breadth on the said side of Basin Street, 16.00 feet, and extending of that width in length or depth, Southwestwardly, between parallel lines, at right angles to the said Basin Street, the Northwesterly and Southeasterly lines thereof passing partly through the center of the party walls of the building erected on this lot and the buildings erected on the lots adjoining to the Northwest and Southeast thereof, 110.00 feet.

BEING Lot No. 6, as shown on said Resurvey.

TITLE TO SAID PREMISES IS VESTED IN Dennis E. Simpson, by Deed from Warren H. Carroll and Robin W.E. Rusnak, dated 04/20/1998, recorded 04/27/1998 in Book 5223, Page 1517.

Parcel Number: 13-00-04040-00-6.

Location of property: 614 East Basin Street, Norristown, PA 19401-4070.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis E. Simpson a/k/a Dennis Simpson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$55,203.84.

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

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

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

13-26271

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision Project Number 980601 for James and Frieda Vickers (814 Ridge Road, Salford Township, Montgomery County, Pennsylvania) made by Brian J. Nixon and Associates, Civil Engineers - Land Surveyors (2035 Brinkman Road, Quakertown, Pennsylvania 18951) and (80 East South Main Street, Red Hill, Pennsylvania 18076) dated July 27, 1998 and recorded on October 9th, 1998 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A-58, Page 50, as follows, to wit:

BEGINNING at a point in the bed of Ridge Road (PA Route 563) (80 feet wide), said point of beginning being at a corner of Lot Number 2 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid lot the five (5) following courses and distances, as follows, to wit: thence (1) extending along the aforesaid lot and crossing over the aforesaid Ridge Road South 38 degrees, 18 minutes, 00 seconds East, 225 feet to a point; thence (2) extending along the same South 60 degrees, 41 minutes, 00 seconds West, 101.24 feet to a point; thence (3) extending along the same South 38 degrees, 18 minutes, 00 seconds East, 90 feet to a point; thence (4) extending along the same South 42 degrees, 45 minutes, 07 seconds West, 68.34 feet to a point; thence (5) extending along the same South 60 degrees, 41 minutes, 00 seconds West, 239.55 feet to a point a corner of part of lands now or late of William C. Fritz Twp. 44-37-23 Deed Book 4932, Page 248; thence extending along part of the aforesaid lands and re-crossing over the aforesaid Ridge Road North 29 degrees, 45 minutes, 00 seconds West, 294.25 feet to a point in the bed of Ridge Road; thence extending along the aforesaid Ridge Road North 60 degrees, 41 minutes, 00 seconds East, 359.13 feet to a point a corner of Lot Number 2 as shown on the above mentioned plan to the first mentioned point and place of beginning.

CONTAINING 2.642 acres of land more or less gross and 2.3421 acres of land, more or less net.

BEING known and designated as Lot Number 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. McGinnis, single, by Deed from Joseph P. McGinnis, single and Sandra D. Hendrickson, single and Francis N. Regalbuto, married and Tesha D. Regalbuto, a/k/a Tesha D. Dengler, married, dated 06/13/2006, recorded 06/28/2006 in Book 6606, Page 378.

Parcel Number: 44-00-01186-00-3.

Location of property: 814 Ridge Road, Telford, PA 18969-1527.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph P. McGinnis** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$232,153.43.

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

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

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

13-26573

ALL THAT CERTAIN tract or parcel of land, situate in the Fourth (Eighth) Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner, lands of Jack F. Eckstrom, said point being on the Northeasterly property line of Diamond Street (50 feet wide) and distant along the same, from the Northeasterly property line intersection of Feist Avenue (40 feet wide) and the aforesaid Diamond Street, South 52 degrees, 05 minutes East, 160.00 feet; thence from said point of beginning, along the side of the Eckstrom property, North 37 degrees, 55 minutes East, 140.00 feet to a corner on the Southwesterly property line of a given 20 feet wide alley; thence along the same, South 52 degrees, 05 minutes East, 60.00 feet to a corner lands of Harry R. Nagengast; thence along the same South 37 degrees, 55 minutes West, 140.00 feet to a corner on the aforesaid Northeasterly property line of Diamond Street; thence along the same North 52 degrees, 05 minutes West, 60.00 feet to the place of beginning.

BEING the same premises which Bambi L. Christman, Executrix of the Estate of Joan F. Jones a/k/a Joan Engle, by Deed dated October 21, 2005 and recorded October 28, 2005 in Montgomery County in Deed Book 5577, Page 1023 granted and conveyed unto Todd Russell Smoyer, in fee.

Parcel Number: 16-00-07064-00-3.

Location of property: 287 Diamond Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Todd Russell Smoyer** at the suit of First Niagara Bank, N.A. Debt: \$145,536.64.

**Jeffrey G. Trauger**, Attorney.

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

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

13-26585

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, situate on the East side of Spring Avenue in Elkins Park, **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by William T. Muldrew, Esquire, Civil Engineer dated 11/7/1925, as follows, to wit:

BEGINNING at a point on the East side of Spring Avenue at the distance of 31.13 feet Northward from the Northwest side of Ashbourne Road; thence extending Northwardly along the East side of said Spring Avenue 16 feet; thence extending of that width in length or depth Eastwardly between parallel lines at right angles to said Spring Avenue, 101.50 feet to the East side of a certain 10 feet wide driveway extending Northwardly and communicating at the Northernmost end thereof with another 10 feet wide driveway extending Westwardly into said Spring Avenue.

TITLE TO SAID PREMISES IS VESTED IN Lamar Graham by deed from Eric G. Huber and Jennifer L. Huber, dated May 14, 2010 and recorded June 3, 2010 in Deed Book 5768, Page 2845.

Parcel Number: 31-00-24739-00-7.

Location of property: 7803 Spring Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lamar Graham** at the suit of Philadelphia Federal Credit Union. Debt: \$185,140.28.

**Marc S. Weisberg**, Attorney.

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

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

13-26894

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Subdivision of Woodside Estates" made by Burton and Martin, Engineers, dated April 28, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodside Road (fifty feet wide), said point being the two following courses and distances from a point of curve on the Southeasterly side of Hillcrest Road (fifty feet wide): (1) leaving Hillcrest Road on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-two and eight one-hundredths feet to a point of tangent on the Northeasterly side of Woodside Road; and (2) South forty-six degrees, forty-six minutes, forty seconds East along the Northeasterly side of Woodside Road one hundred sixty-three and eighty-six one-hundredths feet to the place of beginning; thence extending North forty-three degrees, thirteen minutes, twenty seconds East, one hundred eight and forty-five one-hundredths feet to a point; thence extending South fifty degrees, twenty-eight minutes, sixteen seconds West, one hundred ten and thirty-four one-hundredths feet to a point on the Northeasterly side of Woodside Road aforesaid; thence extending Northwestwardly along the Northeasterly side of Woodside Road the two following courses and distances: (1) Northwestwardly on the arc of a circle curving to the left having a radius of one hundred sixty feet the arc distance of twenty and twenty-four one-hundredths feet to a point of tangent in the same; and (2) North forty-six degrees, forty-six minutes, forty seconds West, nineteen and seventy-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 83 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Olga V. Negron by deed from Olga V. Negron, surviving spouse, dated July 23, 2008 and recorded August 14, 2008 in Deed Book 5704, Page 00280.

Parcel Number: 49-00-13618-00-4.

Location of property: 1219 Woodside Road, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Olga V. Negron** at the suit of OneWest Bank, N.A. Debt: \$172,703.19.

**Marc S. Weisberg**, Attorney.

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

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

13-26941

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Orchard Hill Crossings made by Joseph M. Estock, PE, PLS dated 4-19-2004 last revised 8-17-2004 and recorded in Plan Book 23, Page 445, as follows, to wit:

BEING Lot 8 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Julian S. Johnson by Deed from Fazio Properties, LLC dated 11/16/2005 and recorded 11/23/2005 in Deed Book 5580, Page 993.

Parcel Number: 13-00-16800-03-5.

Location of property: 845 High Street a/k/a Lot 8, Norristown, PA 19401-4009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julian S. Johnson** at the suit of U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFC1, Debt: \$165,488.28.

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

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

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

13-27209

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Round Meadow, located in **Upper Moreland Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of July 3, 1963, P.L. 196 by the recording in the Recorder of Deeds Office of Montgomery County, a Declaration of Condominium dated June 24, 1980 and recorded on June 26, 1980 in Deed Book 4538, Page 102; and First Amendment thereto dated 3/8/1993 and recorded 4/8/1993 in Deed Book 5038, Page 1069; and Declaration Plan dated June 24, 1980 and recorded on June 26, 1980 and recorded in Condominium Plan Book 8, Page 15; and a Code of Regulations dated June 24, 1980 and recorded on June 26, 1980 and recorded in Deed Book 4538, Page 124; being and designated on Declaration Plan as Building No. I Unit No. A-4 as more fully described in such Declaration Plan and Declaration; together with a proportionate undivided interest in Common Elements (as defined in such Declaration) of 2.08333%.

TITLE TO SAID PREMISES IS VESTED IN David M. Daniels, by Deed from David M. Daniels and Kelsey J. Daniels, dated 04/11/2011, recorded 05/18/2011 in Book 5801, Page 991.

Parcel Number: 59-00-17974-04-8.

Location of property: 325 South Warminster Road #A-4 a/k/a 325 South Warminster Road, Unit A-4 Building 1, Hatboro, PA 19040-3562.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **David M. Daniels** at the suit of JP Morgan Chase Bank, National Association. Debt: \$160,399.57.

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

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

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

13-29385

ALL THAT CERTAIN lot in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot 92 on a subdivision plan recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Book A-56, Pages 438, 439 and 440 on January 15, 1997.

BEGINNING at a point on the Northeasterly right-of-way line of Micklitz Drive at the Westerly corner of Lot No. 91; thence (1) North 37 degrees, 32 minutes, 28 seconds East, 130.00 feet to a point; thence (2) along Lots 121 and 120 North 37 degrees, 44 minutes, 31 seconds West, 72.37 feet to a point; thence (3) South 37 degrees, 32 minutes, 29 seconds West, 148.39 feet to said right of way line; thence (4) along said line South 52 degrees, 27 minutes, 32 seconds East, 70.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Malcolm J. Tucker and Nichole M. Tucker, by Deed from James A. Gittings, Jr. and Michele M. Gittings, his wife, dated 09/19/2008, recorded 09/23/2008 in Book 5708, Page 876.

Parcel Number: 60-00-02090-33-4.

Location of property: 81 Micklitz Drive, Pottstown, PA 19464-1463.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nichole M. Tucker and Malcolm J. Tucker** at the suit of Wells Fargo Bank, N.A. Debt: \$286,723.35.

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

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

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

13-30374

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being part of Lot No. 20 on Plan of Washington Lane Tract, made for Lam and Buchsbaum, as follows, to wit:

BEGINNING at a point in the center line of Cox Road (formerly Prospect Avenue) (40 feet wide) at the distance of three hundred forty-nine and eighty-one hundredths (349.81) feet North 39 degrees, 49 minutes East from the intersection said center line of Cox Road with the center line of Valley Road (39 feet wide); thence continuing along the center line of Cox Road the two following courses and distances, to wit: (1) North 39 degrees, 49 minutes East, 87 feet; (2) along the arc of a circle curving to the left with a radius of 350 feet, the arc distance of 55.81 feet to a point; thence cutting through Lot No. 20 North 85 degrees, 28 minutes East, 312.09 feet to a point in line of Lot No. 19 on plan of Washington Lane Tract; thence along the line of Lot No. 19 South 39 degrees, 58 minutes, 10 seconds West, 147.30 feet to a point in line of Lot No. 18 on 17 and Lot No. 16 on said plan, South 85 degrees, 28 minutes West, 305.32 feet to the place of beginning.

Parcel Number: 30-00-10752-00-9.

Location of property: 1231 Cox Road, Jenkintown, PA 19046-1206.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Gregory W. Hallquist and Nicole G. Hallquist, husband and wife, as tenants by the entirety** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$835,419.64.

**Jaime R. Ackerman**, Attorney.

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

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

13-30656

ALL THAT CERTAIN lot or piece of ground, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Master Plan "Merion Hill" made for Westcon Construction Company Inc., by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated 9/9/1994 and last revised on 7/7/1997 and recorded in Plan Book A-57, Pages 137 to 142, as follows, to wit:

BEING known as Lot No. 75 on the above mentioned plan.

UNDER AND SUBJECT to the terms and provisions as contained in a certain declaration of Merion Hill dated 1/26/1997 and recorded in Deed Book 5175, Page 2045 and as may be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Helen M. Boles by Deed from James A. Nolen and Margaret Anne Nolen, dated April 12, 2004 and recorded May 10, 2004 in Deed Book 5506, Page 1214. The said Helen M. Boles died on January 22, 2013 thereby vesting title in Gregory J. Boles.

Parcel Number: 24-00-00033-24-9.

Location of property: 1127 Riverview Lane, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory J. Boles, Administrator of the Estate of Helen Boles, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$719,840.71.

**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.

13-32657

ALL THAT CERTAIN brick message No. 1058 Willow Street, and lot or piece of ground, situate in **Norristown Borough**, said County, bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Willow Street, a corner of this and ground late of William McCann, now Mary Kreider; thence by said ground and through the middle of the partition wall of the house on said premises and said Kreider's house Southeasterly 100 feet to a 20 foot wide alley (incorrectly described in former Deed as a 70 foot wide alley); thence along said alley Southwesterly 15 feet to a corner; thence by ground of said Joseph Taney Northwesterly parallel to the first 61 feet to a corner at the end of an alley or passageway 2 feet, 4 inches wide leading from this point out into Willow Street; thence along across the end of the said last mentioned alley Northeasterly 2 feet, 4 inches to a corner; thence along the Northeast side of said alley Northwesterly 39 feet to a corner at Willow Street aforesaid; and thence along the Southeast side of said Willow Street Northeasterly 12 feet, 8 inches to the place of the beginning, with the free use, right, liberty and privilege at all times hereafter forever of the aforesaid alley or passage way of 2 feet and 4 inches wide leading in from said Willow Street along the line of the hereby granted premises over the adjoining ground of Joseph Taney to the length or depth of 39 feet and of not less than the present opening or height thereof in common with the owners and occupiers of said Joseph Taney adjoining house and lot of ground, said alley or passageway to be kept in good repair at the joint and equal expense of the said parties using the same in common, as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Carol Livers Mims, daughter and single woman, by Deed from Lawrence A. Livers, Sr., married and father, dated 04/20/2004, recorded 04/21/2004 in Book 5504, Page 1795.

Parcel Number: 13-00-38552-00-9.

Location of property: 1058 Willow Street, Norristown, PA 19401-3830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Livers Mims** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC. Debt: \$37,236.01.

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

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

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

13-33018

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a certain plan thereof known as Final Plan of Section Four of "Justa Farms" Sheet 1 of 2 made for Chapel Hill Development Corporation, Inc. by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors, dated June 22, 1966 and last revised December 14, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania in Plan Book A-L 0, Page 48 as Gantt Drive, 411.37 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Gantt Drive, 125.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Gantt Drive, 150.00 feet.

BEING Lot Number 192 as shown on the above mentioned plan.

BEGINNING at a point on the Southwesterly side of Gantt Drive (60 feet wide) said point being the three following courses and distances from a point of curve on the Southeasterly side of Walsh Lane (60 feet wide): (1) leaving Walsh Lane on the arc of a circle curving to the right, having a radius of 30.00 feet the arc distance of 42.10 feet to a point of reverse curve on the Southwesterly side of Gantt Drive; (2) Southeastwardly still along the Southwesterly side of Gantt Drive on the arc of a circle curving to the left, having a radius of 330.00 feet the arc distance of 157.20 feet to a point of tangent; and (3) South 53 degrees, 06 minutes, 30 seconds East still along the Southwesterly side of under and subject to conditions and restrictions as may appear of record.

TITLE TO SAID PREMISES VESTED IN Ivanna Tsimura and Tatyana Tsimura by Deed from William J. Cassidy dated 05/30/2008 and recorded 06/20/2008 in the Montgomery County Recorder of Deeds in Book 5696, Page 2878.

Parcel Number: 41-00-03229-00-6.

Location of property: 1254 Gantt Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ivanna Tsimura and Tatyana Tsimura** 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: \$431,426.19.

**Robert W. Williams**, Attorney.

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

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

13-33221

ALL OF THEIR RIGHT, title and interest in all that certain dwelling and tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a stake in the Westerly line of the State Road leading from Pottstown to Boyertown; and thence along lands of John Kummerer North 81 degrees, 50 minutes West, 200.8 feet to a stake; thence along other lands of the grantors (of which this was a part) North 81 degrees, 10 minutes East, 186.45 feet to the side of said State Road; thence along the same South 14 degrees, 30 minutes East, 59 feet to the place of beginning.

BEING the same premises which Eric Lee Meeker, Scott Alan Meeker and Thomas C. Meeker, brothers, by Deed dated July 19, 2002 and recorded September 25, 2002 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5426, Page 0124, granted and conveyed unto Edward R. Meeker, Jr., brother.

Parcel Number: 60-00-00946-00-2.

Location of property: 1662 Farmington Avenue, Pottstown, PA 19464-1306.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward R. Meeker, Jr., Brother** at the suit of Wells Fargo Bank, N.A. Debt: \$101,212.57.

**Jaime R. Ackerman**, Attorney.

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

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

13-33630

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southerly side of West Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the Southerly line of West Street distant 130 feet Westerly from the Southwest corner of West Street and Hanover Avenue; thence along the Southerly line of West Street South 50 degrees, 29 minutes East,



32 feet to a corner of Tract No. 12; thence along said tract, passing thru the middle of a partition wall of a twin dwelling house, South 39 degrees, 31 minutes West, 100 feet to the South line of a four feet wide walk or passageway given for the joint use of the grantees under this development; thence along said passageway North 50 degrees, 29 minutes West, 32 feet to a corner of Tract No. 10; thence along said tract North 39 degrees, 31 minutes East, 100 feet to the place of beginning.

BEING Lot No. 11 in a plan of lots known as Farmington Court, laid out by F. H. Reiser Company, as shown on a plan thereof prepared by Ralph E. Shaner and Son, Registered Engineers, and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, PA in Deed Book 1425, Page 601.

TITLE TO SAID PREMISES IS VESTED IN Doris E. Care by deed from Sylvanus B. Tyson dated October 18, 1996 and recorded October 18, 1996 in Deed Book 5165, Page 1635.

Parcel Number: 16-00-09052-00-4.

Location of property: 142 West Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Doris E. Care** at the suit of Sun West Mortgage Company, Inc. Debt: \$80,945.72.

**Marc S. Weisberg**, Attorney.

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

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

13-34526

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Lands known as "Goschenhoppen Village", prepared by Urwiler & Walter, Inc. dated August 31, 1981 and last revised on October 30, 1981 and recorded in Plan Book A-44, Page 56, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate right-of-way line of Church Road (L.R. 46167) (presently thirty-three feet wide, to be widened on its Northeasterly side to a distance of forty feet from the center line), said point being at a corner of Lot Number 1 as shown on the above mentioned plan, said point also being measured in a Southeastwardly direction one thousand six hundred sixty-two and seventy-nine one-hundredths feet more or less from the center line of Fruitville Road (width not shown); thence extending from said point of beginning along said Lot Number 1 the two (2) following courses and distances, as follows, to wit: thence (1) North fifty-three degrees, seven minutes, five seconds East, three hundred twenty-five feet to a point; thence (2) North thirty-six degrees, fifty-two minutes, fifty-five seconds West, two hundred sixty-one and sixty one-hundredths feet to a point a corner of part of lands now or late of Benjamin H. Denny, Jr.; thence extending alone part of the aforesaid lands and crossing over a thirty foot wide drainage easement North fifty-four degrees, fourteen minutes, fifty-seven seconds East, three hundred three and thirty-nine one-hundredths feet to a corner of lands now or late of Axelrod Construction Company; thence extending along part of the aforesaid lands South forty-seven degrees, thirty-three minutes, twelve seconds East, three hundred forty feet to a point a corner of Lot Number 4 as shown on the above mentioned plan; thence extending along the aforesaid lot and re-crossing over the aforesaid thirty foot wide drainage easement South thirty-eight degrees, forty-one minutes, fifteen seconds West, one hundred ninety-eight and twelve one-hundredths feet to a point a corner of Lot Number 5 as shown on the above mentioned plan; thence extending along the aforesaid lot and also extending along Lot Number 3 South fifty-three degrees, seven minutes, five seconds West, four hundred ninety-one and ninety-two one-hundredths feet to the aforesaid Northeasterly ultimate right-of-way line of Church Road aforesaid; thence extending along the aforesaid Northeasterly side of Church Road North thirty-six degrees, fifty-two minutes, fifty-five seconds West, fifty feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Evelyn Granahan and John J. Granahan, Jr., husband and wife, by deed from Terence D. Nelson and Joyce M. Nelson, his wife, dated March 30, 2005 and recorded April 12, 2005 in Deed Book 5650, Page 0051.

Parcel Number: 57-00-00271-10-4.

Location of property: 1107 Church Road, East Greenville, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Evelyn Granahan and John J. Granahan, Jr.** at the suit of Harleysville Savings Bank. Debt: \$253,873.22.

**Celine P. DerKrikorian**, Attorney.

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

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

13-34629

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements to be erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain Plan of Property made for Glenside Bond and Mortgage Company by Charles E. Shoemaker, Inc. Engineers and Surveyors, dated September 16, 1969 and last revised May 1, 1970, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Valley Road (40 feet wide) said point being at the distance of 77.23 feet measured Northeastwardly along the Southwesterly side of Valley Road on the arc of a circle curving to the left having a radius of 360.00 feet from its point of intersection with the Northwesterly side of Chestnut Avenue

(40 feet wide); thence extending from said point of beginning South 65 degrees, 15 minutes West, 97.12 feet to a point; thence extending North 24 degrees, 45 minutes West crossing the bed of a certain 15.00 wide easement for driveway and sanitary sewer in the bed thereof 75.00 feet to a point on the Southeasterly side of a certain easement for drainage (or irregular width); thence extending North 65 degrees, 15 minutes East partly along the Northwesterly side of the aforesaid easement for driveway and sanitary sewer 60.27 feet to a point on the Southwesterly side of Valley Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Valley Road on the arc of a circle curving to the right having a radius of 360.00 feet recrossing the bed of the aforesaid 15.00 feet wide easement for driveway and sanitary sewer 83.76 feet to the first mentioned point and place of beginning.

CONTAINING in area 60.37 square feet.

BEING the same premises which Isadore Sobrower and Laura S. Sobrower granted and conveyed to Reginald Elliott and Robin Elliott, by Deed dated March 29, 1999, and recorded in the Office of the Montgomery County Recorder of Deeds on April 14, 1999, in Deed Book Volume 5267, at Page 167.

Parcel Number: 31-00-27277-00-7.

Location of property: 612 Valley Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Reginald Elliott a/k/a Reginald Elliott and Robin Elliott** at the suit of Equicredit Corporation of America. Debt: \$170,040.54.

**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.

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13-34695

ALL THAT CERTAIN message and tract of land situate in the Second Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner other lands Marie S. Dorang and Willard A. Dorang, said point being on the Westerly property line of North Evans Street (40 feet wide) and distant along the same from a point marking the Southwesterly property line intersection of the same with Beech Street South 14 degrees, 05 minutes West, 32.0 feet; thence continuing along the Westerly property line of North Evans Street South 14 degrees, 05 minutes West, 31.98 feet to a corner lands of Esther H. Land; thence along the same on a course passing through the middle of a joint frame partition wall of a double dwelling North 75 degrees, 45 minutes West, 75.0 feet to a corner other lands of the Grantors; thence along the same North 14 degrees, 05 minutes East, 31.98 feet to a corner and South 75 degrees, 45 minutes East, 75.0 feet to the place of beginning.

BEING the Easterly portion of Tract #1 and the Southeasterly portion of Tract #2.

TITLE TO SAID PREMISES IS VESTED IN Willie T. Day, by Deed from Marie S. Dorang, by her Attorney-in-Fact L. Stanley Mauger recorded in Power of Attorney Book 185, Page 24, dated 04/11/1991, recorded 04/15/1991 in Book 4973, Page 986.

Parcel Number: 16-00-08060-00-6.

Location of property: 175 North Evans Street, Pottstown, PA 19464-5564.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Willie T. Day a/k/a Willie Day** 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: \$35,102.55.

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

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

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

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13-34950

ALL THAT CERTAIN lot or piece of ground and message thereon erected known as No. 1615 Pine Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Street, in Norristown Borough, Pennsylvania, at a distance of three hundred nineteen feet and four tenths of a foot Southwest of the Westerly corner of the intersection of Roberts Street with Pine Street aforesaid; thence extending Northwesterly a distance of 140 feet to a point, the line passing through the middle of the party wall erected between the premises hereby conveyed, said point being on the Southeasterly side of a twenty foot wide alley in the rear of the premises hereby conveyed; thence extending along the Southeasterly side of said twenty foot to a point; thence extending Southeastwardly a distance of one hundred forty feet to point on the Northwesterly side of Pine Street aforesaid; thence extending Northeasterly, along the Northeasterly side of Pine Street aforesaid, a distance of twenty-one feet and three-tenths of a foot to the place of beginning.

BEING the same premises which Michael P. Kehoe and Kelly Anne Kehoe, by Deed dated 2/20/1994 and recorded 2/28/1994 in Montgomery County in Deed Book 5070, Page 1130 granted and conveyed unto Michael P. Kehoe and Holly Anne Kehoe, husband and wife.

Parcel Number: 13-00-30560-00-9.

Location of property: 1615 Pine Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Holly A. Kehoe and Michael P. Kehoe** at the suit of Green Tree Servicing, LLC. Debt: \$80,519.98.

**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.

14-00183

ALL THAT CERTAIN unit, designated as Building Number C, Unit Number E-301 being a Unit in Green Hill Condominium, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium bearing date the 29th day of January A.D., 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D., 1981 in Deed Book 4603, Page 176 etc., and Plats and Plans for Green Hill Condominium bearing date the 29th day of January A.D., 1981 and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium in Deed Book 4603, Page 176, and said Declaration was amended by Corrective Amendment recorded in Deed Book 4638, Page 56, and by Second Corrective Amendment recorded in Deed Book 4642, Page 534.

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

TOGETHER with the right to use the garage parking space, pursuant to the Declaration of Condominium, being the limited Common Element designated as Number 113 in East Garage on Sheet Number 16 of the Plats and Plans for Green Condominium.

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

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representative, successor and assigns, by the acceptance of this Deed, covenant and agree to pay such charges for maintenance, repairs, replacements and other expenses in connection with the Common Elements, and any limited Common Elements appurtenant to said Unit as may be assessed against him, them or said Unit, from time 10 time by the Executive Board of the Green Hill Condominium Owner's Association in accordance with the Uniform Condominium Act of Pennsylvania, and further covenant and agree that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except in so far as Section 3407(c) of said Uniform Condominium Act may relieve a subsequent Unit Owner of the liability for prior unpaid assessments. This covenant shall run with and bind the Land or Unit hereby conveyed and all subsequent owners thereof.

AND THE said Grantor represents and warrants to the said Grantee that the said Grantor has complied with the provisions of Section 3410(b) of the said Uniform Condominium Act.

BEING the same premises which Irving Koffler and Howard B. Koffler, Co-executors of the Estate of Gertrude Koffler, deceased by Deed dated December 14, 2009 and recorded January 6, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5755, Page 2589, granted and conveyed unto E. Marie Huber.

Parcel Number: 40-00-11152-26-5.

Location of property: 1001 City Avenue, Unit EC-301, Wynnewood, PA 19096-3906.

The improvements thereon are: Condominium High Rise 7 + Stories.

Seized and taken in execution as the property of **John Huber, Jr., as Administrator and Heir of the Estate of E. Marie Huber** 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: \$121,903.46.

**Jaime R. Ackerman**, Attorney.

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

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

14-00684

PREMISES 'A'

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

BEGINNING at a stone corner, in the Berks County Line and line of late Levi Bechtel's land, and running; thence by the same, along said county line and along a public road, North 37 degrees, East fourteen perches and five hundredths of a perch, to a stone corner of late John B. Bauman's land; thence by the same the six next following courses and distances, to wit: North seventy-two and three-quarter degrees, East one perch and three-tenths to a stone; thence North thirty-seven degrees, East four perches and eighty-five hundredths of a perch, to a stone; thence South forty-eight degrees, East fifty-six perches and eight-tenths to a stone in a public road; thence North thirty-nine and a half degrees, East thirty-three perches and six-tenths to a stone; thence South forty-four and a half degrees, East fifteen perches and one-tenth to a stone; thence North fifty-one and three-quarter degrees, East twenty-two perches and six-tenths to a stone corner of late Henry D. Hoffman's land; thence by the same South fifty and a half degrees, East seventy-four perches and two-tenths, to a stone in a line of late Andrew B. Bauer's land; thence by the same;

thence partly by the same and partly by land of Jacob B. Bauman's land; South thirty-six degrees, West ninety-four perches and four-tenths, to a stone corner of late Henry H. Oberholtzer's land; thence by the same, the five remaining courses and distances, viz: North fifty-four and a half degrees, West fifty perches and eight-tenths to a stone; thence North twenty-six and a half degrees, East fifteen perches, to a stone; thence North sixty-two and three quarter degrees, West forty-five perches to a stone in a public road; thence along said road, South thirty-eight and a half degrees, West seven perches and sixty-seven hundredths of a perch, to a stone in another public road, and thence along the same, North twenty-five degrees, West sixty-three perches and four-tenths, to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land containing seventy-seven square perches, conveyed by Lawrence B. Yoder and Minerva Yoder, his wife, to Harold L. Yoder and Janet Yoder, his wife, by their Deed dated February 28, 1947 and recorded in Deed Book Volume 1814, Page 447, Montgomery County Records.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land containing 20.38 perches, conveyed by Lawrence B. Yoder and Minerva Yoder, his wife, to Harold L. Yoder and Janet Yoder, his wife, by their Deed dated September 20, 1957 and recorded in Deed Book Volume 2823, Page 107, Montgomery County records.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land containing 127.64 perches, conveyed by Lawrence B. Yoder and Minerva Yoder, his wife, to Earl M. Yoder and Helen Yoder, his wife, by their deed dated January 18, 1958 and recorded in Deed Book Volume 2857, Page 103, Montgomery County Records.

PREMISES 'B'

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the Southeasterly side of Hoffmansville Road L.R. 46008 (legal width 33 feet - ultimate width 80 feet) and on the Southerly side of Miller Road L.R. 4618 (legal width 33 feet - ultimate width 60 feet) and being Lot No. 3, situated in **Douglass Township**, Montgomery County, Pennsylvania.

DESCRIBED according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 186-3A dated August 16, 1984 as last revised.

BOUNDED on the North by Miller Road, land of Earl M. and Helen Yoder and by the land of Clark M. and Deborah A. Yoder, on the East by the land of Meda Renninger, on the South by the land of Harold W. and Emily C. Zern, and on the West by Lot 1 of the said plan, and Lot 2 of the said plan, being more fully described as follows:

BEGINNING at a spike in the centerline at the intersection of Miller Road L. R. 46180 and Hoffmansville Road, a corner of this and Lot 1 of the said plan; thence from the point of beginning, along the centerline of Miller Road, leaving Hoffmansville Road, North 39 degrees, 22 minutes East, 126.56 feet to a spike, a corner of this and the land of Earl M. and Helen Yoder; thence along the land of Earl M. and Helen Yoder and along the land of Clark M. and Deborah A. Yoder, leaving Miller Road, South 62 degrees, 10 minutes East, 756.18 feet to an iron pin, a corner of this and the land of Clark M. and Deborah A. Yoder, thence along the land of Clark M. and Deborah A. Yoder, the next two courses and distances to wit: (1) South 26 degrees, 09 minutes West, 247.36 feet to an iron pin, a corner; (2) South 54 degrees, East 841.55 feet to a stone, a corner of this and in the line of the land of Meda Renninger; thence along the land of Meda Renninger, South 37 degrees, 45 minutes West, 167.93 feet to an iron pipe, a corner of this and the land of Harold W. and Emily C. Zern; thence along the land of Harold W. and Emily C. Zern, the next two courses and distances, to wit: (1) North 54 degrees, West 837.07 feet to an iron pipe, a corner; (2) North 62 degrees, 10 minutes West, 503.88 feet to a point in the centerline of Hoffmansville Road, a corner of this and in the line of Lot 2 of the said plan, the line passing over an iron pipe 22.78 feet from the last mentioned point; thence along the centerline of Hoffmansville Road, the next two courses and distances, to wit: (1) North 8 degrees, 38 minutes West, 226.19 feet to a spike set, a corner of this and Lot 1 of the said plan; (2) North 19 degrees, 21 minutes, 30 seconds West, 158.05 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brandon Yoder, by Deed from Clark M. Yoder, dated 04/19/2007, recorded 04/20/2007 in Book 5644, Page 270.

Parcel Numbers: 32-00-04224-00-1 and 32-00-02895-00-7.

Location of property: 110 Miller Road and 657 Hoffmansville Road, Bechtelsville, PA 19505-9532.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brandon Yoder** at the suit of Santander Bank, N.A. Debt: \$357,079.70.

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

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

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

14-01189

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Oak Lane Manor, Section #6-A made by Franklin and Lindsey, Registered Engineers Philadelphia, on 5/19/1950, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Johns Avenue (50 feet wide) which point is measured North 51 degrees, 10 minutes, 18 seconds West, 268 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.416 feet from a point on the Northwesterly side of Ivinetta Road (50 feet wide); thence extending South 38 degrees, 49 minutes, 42 seconds West, 115.50 feet to a point; thence extending North 51 degrees, 10 minutes, 18 seconds West, 10.024 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 1,096.42 feet the arc distance of 62.567 feet to a point; thence extending North 42 degrees, 05 minutes 52 seconds East, 115.50 feet to a point on the Southwesterly side of Johns Avenue; thence extending along the Southwesterly side of Johns Avenue along the arc of a circle curving to the left having a radius of 980.92 feet the arc distance of 55.906 feet to a point of tangent; thence extending South 51 degrees, 10 minutes, 18 seconds East, 10.024 feet to the first mentioned point and place of beginning.

BEING Lot #315.

TITLE TO SAID PREMISES IS VESTED IN Akosua Opoku, by Deed from Joseph Monteiro and Juanita Monteiro, dated 05/15/2006, recorded 06/16/2006 in Book 5604, Page 2530.

Parcel Number: 31-00-15727-00-1.

Location of property: 30 Johns Road, Cheltenham, PA 19012-1420.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Akosua Opoku a/k/a Akosua Amponsaa Opoku** at the suit of Santander Bank, N.A. Debt: \$262,762.48.

**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.

14-01381

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a revised Plan of Lots of Huntingdon Manor Section No. 2, made for Rockledge Homes Inc., by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated September 9, 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rockledge Avenue (sixty feet wide) at the distance of six hundred seventy-five and thirteen hundredths feet (675.13') measured South forty-three degrees, eleven minutes East from a point of tangent in the same which point of tangent is measured on the arc of a circle on a line curving to the right with a radius of twenty feet the arc distance of thirty-one and forty-two hundredths (31.42') feet from a point on the Southeasterly side of Vansant Road (fifty feet wide); thence from said beginning point extending along the Southwesterly side of Rockledge Avenue South forty-three degrees, eleven minutes East, sixty-eight feet to a point; thence extending of that width in length or depth South forty-six degrees, forty-nine minutes West, between two parallel lines at right angles to the said Rockledge Avenue one hundred nine and fifty hundredths feet (109.50').

TITLE TO SAID PREMISES VESTED IN Robert J. Sion and Frances S. Sion, his wife, as Tenants by the Entireties by Deed from Leonard M. Roseneeld and Sallie L. Roseneeld, his wife dated 06/05/1974 and recorded on 06/05/1974 in the Montgomery County Recorder of Deeds in Book 3947, Page 379.

Parcel Number: 30-00-57140-00-7.

Location of property: 386 Rockledge Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert J. Sion a/k/a Robert Sion, Frances S. Sion a/k/a Frances Sion and The United States of America** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company. Debt: \$339,875.29.

**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.

14-01484

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner. R.E., as follows, to wit:

BEGINNING at a corner lands now or about to be conveyed by Paul R. Specht and Caroline G. Specht, his wife to Roland G. Smith, said point being in the middle of the Chestnut Grove Road (33 feet wide legal and 50 feet wide given width), said point being distant along said road from a corner of lands now or late of Kenneth Romich, North 15 degrees, 35 minutes West, 100.00 feet; thence from said point of beginning along lands of now or late said Roland G. Smith, South 87 degrees, 50 minutes West, 231.31 feet to a corner on line other lands now or late of Paul R. Specht; thence along the same, North 15 degrees, 35 minutes West, 100.00 feet to a corner and continuing along the same, North 87 degrees, 50 minutes East, 231.31 feet to a corner in the aforesaid public road; thence along and in said road, South 15 degrees, 35 minutes East, 100.00 feet to the place of beginning.

TOGETHER with a right-of-way along a 12 foot strip of land more fully described in right-of-way agreement between David S. Emery and Edith S. Emery, his wife and Dyda B. Smith dated July 28, 1977 and recorded in the Recorder of Deeds Office in and for Montgomery County at Norristown, Pennsylvania in Deed Book 4227, Page 215.

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

TITLE TO SAID PREMISES IS VESTED IN Karen D. Borick by Deed from Waste Management Disposal Services of Pennsylvania, Inc. a Pennsylvania Corporation, formerly known as SCA Service of Pennsylvania, Inc. dated September 25, 2007 and recorded October 10, 2007 in Deed Book 5668, Page 23.

Parcel Number: 60-00-00148-00-8.

Location of property: 1391 Chestnut Grove Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen D. Borick** at the suit of Nationstar Mortgage, LLC. Debt: \$194,839.13.

**Jennifer L. Wunder**, Attorney.

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

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



14-02814

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of "Southview" made by ProTract Engineering, Inc., Pottstown, PA dated 3/14/2003 and last revised 9/22/2005 and recorded in the Office of the Recording of Deeds, in Plan Book 26, Page 70 through 73A, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Continental Drive (50 feet wide) a corner of Lot 5 on said plan; thence extending along said Continental Drive on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 81.04 feet to a point a corner of Lot 3 on said plan; thence extending along said Lot 3 South 27 degrees, 41 minutes, 58 seconds West, 109.71 feet to a point in line of Open Space A; thence extending along said Open Space the two following courses and distances, viz: (1) North 66 degrees, 26 minutes, 43 seconds West, 71.46 feet to a point and North 35 degrees, 11 minutes, 42 seconds West, 57.17 feet to a point in the bed of a Proposed Utility Easement A (30 feet wide) and a corner of Lot 5, aforesaid; thence extending along said Lot 5 and through the bed of said Utility Easement North 50 degrees, 30 minutes, 28 seconds East, 110.80 feet to a point on the Southwesterly side of Continental Drive aforesaid, being the first mentioned point and place of beginning.

BEING Lot 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Renee B. Falcone and Philip D. Falcone by Deed from Gambone Development Company dated August 15, 2008 and recorded September 9, 2008 in Deed Book 5706, Page 02853.

Parcel Number: 42-00-01012-10-9.

Location of property: 106 Continental Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Renee B. Falcone and Philip D. Falcone** at the suit of Federal National Mortgage Association. Debt: \$290,294.87.

**Jennifer L. Wunder**, Attorney.

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

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

14-02846

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Heathers", Section 2, prepared for Thomas McCarron by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated April 13, 1979 and last revised on June 13, 1983 as recorded in the Recorder of Deeds Office at Norristown, Montgomery County, in Plan Book A-44, Page 480, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Springhill Drive (50 feet wide) said point being measured the (4) following courses and distances from a point 01 curve on the Northwesterly legal right of way line of Maple Avenue (various widths); thence (1) leaving the Northwesterly legal right of way line of Maple Avenue on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 29.64 feet, (Chord Bearing North 09 degrees, 28 minutes, 41 seconds East and distance 22.18 feet and Chord Bearing North 33 degrees, 14 minutes, 33 seconds West and distance 6.29 feet) to a point of tangent on the Southwesterly side of Springhill Drive; thence (2) North 42 degrees, 16 minutes, 58 seconds West, 25.09 feet to a point of curve; thence (3) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 120.66 feet (Chord Bearing North 41 degrees, 16 minutes, 44 seconds West and distance 6.13 feet, Chord Bearing North 33 degrees, 35 minutes, 20 seconds West and distance 40.75 feet, Chord Bearing North 20 degrees, 51 minutes, 50 seconds West and distance 36.82 feet Chord Bearing North 09 degrees, 03 minutes, 05 seconds West and distance 35.21 feet and Chord Bearing North 03 degrees, 01 minute, 38 seconds West and distance 1.53 feet) to a point of tangent on the Southwesterly side of Springhill Drive; thence (4) North 02 degrees, 46 minutes, 37 seconds West, 33.47 feet to the point and place of beginning; thence extending from said point of beginning and along Lot No. 17 as shown on the above mentioned plan, South 87 degrees, 13 minutes, 23 seconds West, 128.58 feet to a point, a corner in line of Parcel "C", Section 1 as shown on the above mentioned plan; thence extending along the same North 02 degrees, 46 minutes, 37 seconds West, 35.00 feet to a point, a corner in line of Lot No. 19 as shown on the above mentioned plan; thence extending along the same North 87 degrees, 13 minutes, 23 seconds East, 128.58 feet to a point, a corner on the Southwesterly side of Springhill Drive; thence extending along the same South 02 degrees, 46 minutes, 37 seconds East, 35.00 feet to the first mentioned point and place of beginning.

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

CONTAINING 4,500 square feet of land (more or less).

UNDER AND SUBJECT to the rights of developer or his nominee to enter upon subject premises to service, replace or repair sewer or water lines on the lot line dividing subject premises from the abutting property and further to enter upon premises to service repair or replace gas, electric or telephone lines, should this be necessary along the lot line dividing subject premises from its other abutting property. Further, developer to have the right to enter upon subject premises for the purpose of replacing or repairing in whole or in part, curbing or sidewalk as same might become necessary. It being understood that any disturbance of soil and grounds of the premises in question or its abutting neighbor will be returned to its original state as completely as possible at the expense of the utility company involved.

UNDER AND SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Recreational and commercial vehicles. Between the hours of 9:00 p.m. of each day until 6:00 a.m. of the following day, no person shall park or place upon any lot in said subdivision any recreational vehicle, mobile home, commercial vehicle, or truck, excepting small panel trucks, vans, or pick-up trucks which have a maximum weight of 6,000 pounds.

2. Fences. No fences shall be erected on any lot in said subdivision unless it is to the rear of the dwelling, and in no event shall any portion of any fence be located in any planting or utility easement, area or right-of-way.

3. Street lamp post light shall not be altered in any way and shall be maintained in original condition forever, by Grantees, their heirs, successors and assigns.

4. Rental signs shall not be displayed until one year after subdivision is complete.

5. No laundry shall be displayed in the front or side yards at any time.

6. Living trees shall not be removed; nor shall existing wooded areas be disturbed.

TITLE TO SAID PREMISES IS VESTED IN Joan M. Thomas and Lynn Hilghman by deed from Lynn Dugeau, dated May 22, 1995 and recorded June 5, 1995 in Deed Book 5114, Page 531. The said Joan M. Thomas died on October 12, 2012 thereby vesting title in Lynn Hilghman.

Parcel Number: 50-00-04146-22-3.

Location of property: 511 Spring Hill Drive, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynn Hilghman, Executrix of the Estate of Joan M. Thomas, Deceased Mortgagor and Real Owner** at the suit of Urban Financial of America, LLC. Debt: \$110,801.74.

**Marc S. Weisberg**, Attorney.

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

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

14-02939

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, designated as Lot No. 7 as shown on Section II, plan of Subdivision made for Zohrab Khatchadourian by Daniel R. Hendricks, dated October 28, 1977, revised March 22, 1978, recorded in Plan Book B-34, Page 35, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side line of Rockhill Road, (50 feet wide), said point being located the four following dimensions from the terminus of an arc of a circle, having a radius of 20 feet connecting said sideline with the Southeasterly sideline with the Southeasterly sideline of Perkiomenville Road, as widened to 30 feet from its centerline: (1) along said sideline of Rockhill Road, South 27 degrees, 48 minutes, 8 seconds East, 91.65 feet South 27 degrees, 48 minutes, 08 seconds East, 91.65 feet to a point of curvature; (2) along the arc of a circle, curving to the right having a radius of 250 feet the arc distance of 314.80 feet to point of tangency; (3) South 44 degrees, 20 minutes, 46 seconds West, 398.65 feet, South 44 degrees, 20 minutes, 48 seconds West, 398.65 feet to a point of curvature; (4) along the arc of a circle, curving to the left having a radius of 250 feet the arc distance of 104.29 feet to the place of beginning; thence continuing along said sideline of Rockhill Road, along the arc of a circle, curving to the left having a radius of 250 feet the arc distance of 120.97 feet to a point in line of Lot No. 6; thence extending along said lot South 82 degrees, 43 minutes, 13 seconds West, 289.90 feet, South 82 degrees, 43 minutes, 13 seconds West, 289.90 feet to a point in line of lands of Grace B. Reese; thence extending along said lands North 16 degrees, 58 minutes, 52 seconds West, 122.57 feet, North 18 degrees, 58 minutes, 52 seconds West, 122.57 feet to a point in line of lands of Joseph McCorkel, on the Northwesterly sideline of 20 feet wide drainage easement; thence along said lands, along said easement North 40 degrees, 8 minutes, 48 seconds East, 163.38 feet, North 40 degrees, 8 minutes, 48 seconds East, 163.38 feet to a point in line of Lot No. 8; thence extending along said lot, through aforementioned easement South 69 degrees, 33 minutes, 22 seconds East, 247.33 feet South 69 degrees, 33 minutes, 22 seconds East, 247.33 feet to a point and place of beginning.

BEING the same premises that Rose Eileen Conover by deed dated October 24, 2005, and recorded November 9, 2005, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5578, Page 1638, granted and conveyed unto Rose Eileen Conover and Gregory Conover, in fee.

Parcel Number: 55-00-01418-38-1.

Location of property: 3240 Rockhill Road, Perkiomenville, PA 18074.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gregory Conover** at the suit of CU Members Mortgage, a Division of Colonial Savings. Debt: \$279,758.81.

**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.

14-03153

'A' ALL THAT CERTAIN lot or piece of land, situate in the Northeasterly side of Township Line Road at the distance of one hundred twenty-eight and sixty-nine one-hundredths feet Northwest from the Northwesterly side of Mather Road, in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania, containing in front or breadth or the said Township Line Road five feet and extending of that width Northeasterly between parallel lines at right angles to the said Township Line Road, one hundred seventy-five feet, bounded on its Northwesterly line by other ground of the said Jeremiah March.

'B' ALSO ALL THAT CERTAIN lot or piece of land, situate on the Northeasterly side of Township Line Road at the distance of one hundred thirty-three and sixty-nine one-hundredths feet Northwestward from the Northwesterly side of Mather Road, in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania, containing in front or breadth or the said Township Line Road sixty feet and extending of that width between parallel lines at right angles to the said Township Line Road, Northeasterly in length or depth one hundred seventy-five feet.

‘C’ ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeastly side of Township Line Road at the distance of one hundred ten and sixty-nine one-hundredths feet Northwestly from the Northwestly side of Mather Road; thence extending along said Northeastly side of Township Line Road Northwestly eighteen feet to a point in line of land of Jeremiah March; thence extending along said land Northeastly at right angles to said Township Line Road one hundred seventy-five feet to a point in line of land, now or late of Andrew K. McKee; thence extending along sold land Southeastly eighteen feet to a point in line of other land of Norristown Trust Company; thence extending along the said land, Southwestly at right angles to the said Township Line Road, one hundred seventy-five feet to the place of beginning.

‘D’ ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Jenkintown Borough**, aforesaid:

BEGINNING at a point on the Northeastly side of Township Line Road at the distance of ninety and sixty-nine one-hundredths feet Northwestly from the Northwestly side of Mather Road (forty feet wide); thence along the Northeastly side of said Township Line Road North forty-six degrees, nine minutes West, twenty feet to a corner of Jeremiah March’s land; thence along the same North forty-three degrees, fifty-one minutes East, one hundred seventy-five feet to a corner; thence South forty-six degrees, nine minutes East, twenty feet to a corner; thence South forty-three degrees, fifty-one minutes West, one hundred seventy-five feet to the Northeastly side of said Township Line Road and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald A. Rae, by Deed from Donald A. Rae, Executor of the Estate of Margaret Rae and Donald A. Rae and Madalene B. Rae, dated 03/18/1998, recorded 04/09/1998 in Book 5222, Page 80. Donald A. Rae a/k/a Donald Rae died on 02/18/2013, leaving a Last Will and Testament dated 04/29/2011. Letters Testamentary were granted to Michael D. Rae on 03/05/2013 in Montgomery County, No. 46-2013-x0985. The Decedent’s surviving heirs at law and next-of-kin are Michael D. Rae, Deborah A. Walter, Kevin M. Rae, Donald A. Rae, Jr., Barbara R. Christensen, Robert J. Rae, Alex W. Rae, Madelene B. Rae a/k/a Madalene B. Rae, and Kathleen Rae Roberts. Madelene B. Rae a/k/a Madalene B. Rae died on 12/05/2013 and upon information and belief, her surviving heirs are Michael D. Rae, Deborah A. Walter, Kevin M. Rae, Donald A. Rae, Jr., Barbara R. Christensen, Robert J. Rae, Alex W. Rae, and Kathleen Rae Roberts. Plaintiff’s representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of Madelene B. Rae a/k/a Madalene B. Rae. By executed waivers, Kevin M. Rae, Robert J. Rae, Donald A. Rae, Jr., Deborah A. Walter, Alex W. Rae, Kathleen Rae Roberts, and Barbara R. Christensen waived their right to be named as a defendant in the foreclosure action. By executed waivers, Kevin M. Rae, Robert J. Rae, Deborah A. Walter, Kathleen Rae Roberts, Barbara R. Christensen, Alex W. Rae and Donald A. Rae, Jr. waived their right to be named as a defendant in the foreclosure action in their capacity as Heir of Madelene B. Rae a/k/a Madalene B. Rae, Deceased Devisee of the Estate of Donald A. Rae a/k/a Donald Rae.

Parcel Number: 10-00-03964-00-4.

Location of property: 206 Township Line Road, Jenkintown, PA 19046-3113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Rae, in His Capacity as Executor and Devisee of The Estate of Donald A. Rae a/k/a Donald Rae, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Madelene B. Rae a/k/a Madalene B. Rae, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$183,466.60.

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

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

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

14-03395

ALL THAT CERTAIN parcel of ground, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 11/14/1975, last revised 6/23/1976, made by David Mixner, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the centerline of Bridge Street in line of land now or late of Alec Washco; thence running along the centerline of Bridge Street South 43 degrees, 33 minutes, 50 seconds East, 91.50 feet to a railroad spike in the centerline of Shallcross Street (33 feet wide) (not open); thence along the centerline of unopened Shallcross Street the following two courses and distances: (1) South 47 degrees, 32 minutes, 40 seconds West, 208 feet to an iron pin; (2) South 46 degrees, 42 minutes, 10 seconds West, 156.50 feet to an iron pin in the centerline of Lodle Street (33 feet wide) (not open); thence along the centerline of Lodle Street North 43 degrees, 33 minutes, 50 seconds West, 136.50 feet to a point in line of land now or late of Melvin Tyson; thence along the land of Tyson North 46 degrees, 42 minutes, 10 seconds East, 156.50 feet to a point in line of land now or late of Alec Washco; thence along the land of Washco the following two courses and distances: (1) South 43 degrees, 33 minutes, 50 seconds East, 45 feet to an iron pin; (2) North 47 degrees, 32 minutes, 40 seconds East, 208 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to the right of all owners, their successors and assigns, of all and abutting on Shallcross Street and Lodle Street, both unopened as shown on plan for Verna Shallcross Estate by David Mixner dated November 14, 1975, and revised December 9, 1975, to the free and common use, right, liberty and privilege of using Shallcross Street and Lodle Street, together with free ingress, egress and regress to and through the same.

BEING the same premises which Sara M. Keller, widow by Deed dated April 26, 2000 and recorded June 15, 2000 in Montgomery County in Deed Book 5319, Page 2369 granted and conveyed unto Lisa Keller and Sara M. Keller, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jason Bradley and Suzanne Lutz, by Deed from Lisa Keller and Sara M. Keller, dated 05/18/2001, recorded 05/24/2001 in Book 5361, Page 922.

Parcel Number: 48-00-02065-00-2.

Location of property: 125 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Bradley a/k/a Jason C. Bradley and Suzanne Lutz a/k/a Suzanne E. Lutz** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$114,824.00 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.

14-03530

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Plan of Property made for Henry O. MacCulloch, made by Charles E. Shoemaker, Registered Professional Engineer, dated June 10, 1958, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Moyer (formerly Cleveland Avenue) (forty feet wide) with the center line of Garfield (formerly Avenue E) (forty feet wide); thence extending from said point of beginning South forty-six degrees, thirty-five minutes West along the center line of Garfield Avenue one hundred forty-one and seventeen one-hundredths feet to a point; thence extending North forty-three degrees, twenty-five minutes West crossing the Northwesterly side of Garfield Avenue one hundred thirty feet to a point; thence extending North forty-six degrees, thirty-five minutes East crossing the Southwesterly side of Moyer Avenue fifty-seven and twenty-three one-hundredths feet to a point in the center line of Moyer Avenue aforesaid; thence extending South seventy-six degrees, sixteen minutes East along the center line of Moyer Avenue one hundred fifty-four and seventy-five one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Marie R. Briamonte, Trustee of the Briamonte Family Trust by Deed dated 9/14/2012 and recorded 9/24/2012 in Montgomery County in Deed Book 5849, Page 589 granted and conveyed unto David Quiroz Ochoa.

Parcel Number: 30-00-23308-00-8.

Location of property: 1024 Garfield Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Quiroz Ochoa a/k/a David Q. Ochoa** at the suit of Franklin American Mortgage Company. Debt: \$179,576.61.

**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.

14-03804

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

BEGINNING at point in the middle line of a certain public road, called Simpson Road, at a distance of one hundred and twenty feet and sixty-eight one-hundredths of a foot from the intersection of the middle line of said Simpson Road with the middle line of the County Line Road; thence South twenty-six degrees, thirty minutes East, one hundred and thirty feet to a point in the road line of Lot #43; thence South sixty-three degrees, thirty minutes West, thirty-three feet to a point in the rear line of Lot #44; thence North twenty-six degrees, thirty minutes West, one hundred thirty feet to a point in the middle line of said Simpson Road; thence North sixty-three degrees, thirty minutes East, thirty-three feet, along the middle line of said Simpson Road to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joyce La Rue-Veasley a/k/a Joyce Larue-Veasley by deed from Milton Dresner and Ann Dresner, dated May 12, 2004 and recorded July 21, 2004 in Deed Book Instrument No. 2004-10120.

Parcel Number: 40-00-55172-00-3.

Location of property: 227 Simpson Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joyce La Rue-Veasley a/k/a Joyce LaRue-Veasley** at the suit of Nationstar Mortgage, LLC. Debt: \$173,579.62.

**Jennifer L. Wunder**, Attorney.

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

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

14-04602

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as Section No. 1 Whitehall made by Donald H. Schurr, Civil Engineer and Surveyor dated 3/29/1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A7-125, as follows, to wit:

BEGINNING at a point of tangent on Northeasterly side of Wellington Road (50 feet wide) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northwesterly side of Nottingham Road (50 feet wide); thence extending from a point of beginning along the Northeasterly side of Wellington Road, the 2 following courses and distances viz: (1) North 48 degrees, 42 minutes, 30 seconds West, 53.69 feet to a point of curve; (2) Northwestwardly on the arc of a circle curving to the right having a radius of 575.00 feet to the arc distance of 76.54 feet to a point; thence extending North 48 degrees, 55 minutes, 05 seconds East, 107.78 feet to a point; thence extending South 48 degrees, 42 minutes, 30 seconds East, 135.70 feet to a point on the Northwesterly side of Nottingham Road, aforesaid; thence extending South 41 degrees, 17 minutes, 30 seconds West along the Northwesterly side of Nottingham Road 91.91 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 76 as shown on the above mentioned plan.

Parcel Number: 33-00-06415-00-5.

Location of property: 3101 Nottingham Road, East Norriton, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Deborah A. Tuggle and Robert E. Tuggle** at the suit of Superior Credit Union. Debt: \$284,715.13.

**Robert H. Dickman**, Attorney.

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

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

14-04646

ALL THAT CERTAIN lot or piece of ground, together with a two story dwelling erected thereon, known as 611 Manatawny Street, being Lot No. 13 of the development of "Manatawny Race" as shown on plan recorded in Plan Book Volume A-19, Page 9, Montgomery County Records, situated on the Western side of Manatawny Street (50 feet wide) in the Third Ward, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and being more fully described, as follows, to wit:

BEGINNING at a corner common with Lot No. 12 and Lot No. 13 on the Western property line of said Manatawny Street, said corner being North 10 degrees, 53 minutes West, a distance of 285.46 feet from the corner of the herein mentioned development "Manatawny Race" and property of Lottie Dieolf; thence along Lot No. 12 South 79 degrees, 2 minutes, 35 seconds West, a distance of 122.09 feet to a point on the Eastern side of a 20 feet wide macadam driveway easement and property about to be conveyed unto the Pottstown School District; thence along the same North 10 degrees, 57 minutes, 25 seconds West, a distance of 26.60 feet to a corner common with Lot No. 13 and Lot No. 14; thence along Lot No. 14, passing through a partition wall between 611 Manatawny Street and 613 Manatawny Street, North 79 degrees, 2 minutes, 35 seconds East, a distance of 122.12 feet to a point on the aforesaid Western property line of Manatawny Street; thence along the Western property line of Manatawny Street South 10 degrees, 53 minutes East, a distance of 26.60 feet to the place of beginning.

CONTAINING in area 3247.99 square feet.

BEING the same premises which Sherry D. Rhoads, by Deed dated July 14, 1995 and recorded in the Montgomery County Recorder of Deeds Office on July 21, 1995 in Deed Book 5119, Page 538, granted and conveyed unto Ronald S. Harris.

Parcel Number: 16-00-20336-00-6.

Location of property: 611 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **United States of America and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald S. Harris, deceased** at the suit of Bank of America, National Association, Successor by Merger to Fleet National Bank, Successor by Merger to Summit Bank f/k/a First Valley Bank. Debt: \$83,899.90.

**Bradley J. Osborne**, Attorney.

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

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

14-04790

ALL THAT CERTAIN unit, designated as Building Number 24, Unit No. 86 WEX being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing date 11/21/1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania on 12/2/1988 in Deed Book 4895, Page 955 &c.

TOGETHER with all rights, title and interest, being a 23.90% undivided interest of, in and to the Common Elements as set forth in the Aforesaid Declaration of Condominium.



TITLE TO SAID PREMISES IS VESTED IN Angela P. Freeman, by Deed from Kenneth J. Vail, dated 05/04/2007, recorded 05/21/2007 in Book 5648, Page 00228.

Parcel Number: 56-00-09788-78-5.

Location of property: 86 Wexford Drive, North Wales, PA 19454-4026.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Angela P. Freeman** at the suit of Nationstar Mortgage, LLC. Debt: \$162,809.31.

**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.

14-04803

ALL THAT CERTAIN frame dwelling being the Southwesterly side of a double dwelling and lot or piece of land thereunto belonging, situate on State Road in the Village of Linfield, **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the said State Road directly in line with the center line of the middle or party wall dividing the two houses; thence from said place of beginning by the line running along on the center line of the middle or party wall of said houses and by lands now or late of Howard J. MacIntire and Alice A. MacIntire, his wife, North fifty-three degrees, fifty-five minutes West, the distance of one hundred seventy-eight and one-half feet to a stake in a line of land now or late of Julia A. Koons; thence by the same, South thirty-seven degrees, twenty minutes West, twenty feet, eleven inches to a stake, a corner of land now or late of G. E. Brownback; thence by the same, South fifty-three degrees, fifty-five minutes East, one hundred seventy-eight and one-half feet to a point in the aforesaid State Road; thence along on said road, North thirty-seven degrees, twenty minutes East, twenty feet, eleven inches to the place of beginning.

ALSO ALL THAT CERTAIN tract or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of a public road leading from Lawrenceville Bridge to Linfield formerly Limerick Station, a corner of this and land now or late of Henry Leopold; thence by the latter, North fifty-six degrees, West one hundred seventy-eight and one-half feet to a stake, a corner of lands now or late of Julia A. Koons; thence by the same, South thirty-four and one-half degrees, West twenty-five feet to a stake set for a corner; thence by other lands of which this was a part, South fifty-six and one-half degrees, East one hundred seventy-eight and one-half feet to a point in the middle of the aforesaid public road; thence along the middle of said road, North thirty-three and one-half degrees, East twenty-five feet to the place of beginning.

EXCEPTING THEREOUT ALL THAT CERTAIN tract of land together with all buildings, structures or parts thereof of any description or use whatsoever, erected or located thereon, situated in **Limerick Township**, Montgomery County, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of State Highway Route 462, said point being on the Northwesterly legal right-of-way line distant nineteen (19) feet Northwesterly and measured at right angles from the construction center line at or about State 31 +77, thereof; thence in a Northwesterly direction to a point on the Northwesterly direction right-of-way line distant twenty-five (25) feet Northwesterly and measured at right angles from the construction center line at or about Station 31 +77 thereof; thence in a Northeasterly direction along the required right-of-way line to a point distant twenty-five (25) feet Northwesterly and measured at right angles from the construction center line at or about Station 32+22 thereof; thence in a Southeasterly direction to a point on the Northwesterly legal right-of-way line distant eighteen and five-tenths (18.5) feet Northwesterly and measured at right angles from the construction center line at or about Station 32+22 thereof; thence in a Southwesterly direction along the legal right-of-way line to a point and place of beginning and containing sixty-four ten thousandths (0.0064) of an acre of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Charles J. Dicola and Ida B. Dicola, h/w, by Deed from Paul A. Helmle, unmarried and Sandra A. Helmle, unmarried, dated 06/09/1972, recorded 06/09/1972 in Book 3759, Page 175. Charles J. Dicola was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Charles J. Dicola's death on or about 03/29/2002, his ownership interest was automatically vested in the surviving tenant by the entirety. Ida B. Dicola a/k/a Ida Dicola died on 09/04/2013, and upon information and belief, her surviving heirs are Charles J. Dicola, III, Stacey Elizabeth Dicola, and Robin J. Banks. Plaintiffs representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor. By executed waivers, Stacey Elizabeth Dicola, Charles J. Dicola, III, and Robin J. Banks waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 37-00-02848-00-4.

Location of property: 1198 Main Street, Linfield, PA 19468-1137.

The improvements thereon are: Residential property.

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 Ida B. Dicola, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$136,457.16.

**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.

14-04990

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as Subdivision Worcester Estates Annex, made by Donald H. Schurr, Civil Engineers and Surveyor dated 12/31/1959 and revised 1/21/1960, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Shady Lane (intended to be dedicated) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius 20 feet from a point of curve on the Southeasterly side of Berks Road (41.50 feet wide); thence extending from said point of beginning South 52°, 54', 15" East along the Southwesterly side of Shady Lane, 155 feet to a point; thence extending South 37°, 5', 45" West, 375.46 feet to a point on the Northeasterly side of the Northeast Extension Pennsylvania Turnpike; thence extending along the Northeasterly side of the Northeast Extension Pennsylvania Turnpike the 2 following courses and distances: (1) North 14°, 58', 15" West, 116.33 feet to a point an angle in the same; and (2) North 17°, 50', 15" West, 132.36 feet to a point on the Southeasterly side of Berks Road aforesaid; thence extending North 37°, 5', 45" East along the Southeasterly side of Berks Road, 225.21 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 on the above mentioned plan.

Parcel Number: 67-00-03067-00-7.

Location of property: 2690 Shady Lane, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan Kazmierczak** at the suit of Green Tree Servicing, LLC. Debt: \$265,859.37.

**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.

14-05593

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

BEGINNING at a point on the Southwesterly side of Rosehill Drive (26 feet wide) at a corner of this and Lot 78 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 78 South 53 degrees, 36 minutes, 58 seconds West, 101.00 feet to a point a corner in line of common open area; thence extending along the same North 36 degrees, 23 minutes, 02 seconds West, 22.00 feet to a point a corner in line of Lot 77; thence extending along the same North 53 degrees, 36 minutes, 58 seconds East, 101.00 feet to a point a corner on the Southwesterly side of Rosehill Drive; thence extending along the same South 36 degrees, 23 minutes, 02 seconds East, 22.00 feet to a point being the first mentioned point and place of beginning.

BEING Lot 77 on the above mentioned plan.

UNDER AND SUBJECT, inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that Certain Declaration of Glenn Rose Planned Community Association, recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5333, Page 2213 &c., and any amendments to the said declaration, as the same may be duly adopted from time to time.

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

TITLE TO SAID PREMISES IS VESTED IN Barbara Yarnall, by deed from Lapio Partners, (a PA General Partnership), dated 04/25/2001, recorded 05/21/2001 in Book 5360, Page 2221.

Parcel Number: 58-00-01742-03-3.

Location of property: 807 Rosehill Drive a/k/a 807 Rose Hill Drive, King of Prussia, PA 19406-1787.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Yarnall** at the suit of Santander Bank, N.A. Debt: \$161,009.33.

**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.

14-05947

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan-Phase 3 Cranberry PRD made by Pennoni Associates, Inc., dated 3/20/1991 and recorded in Plan Book A-53, Page 14, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Countryside Court (40 feet wide) a corner of this and Lot No. 345 on said plan; thence from said point of beginning and along the Southeasterly side of Countryside Court aforesaid, North 47 degrees, 05 minutes, 52 seconds East, 20.00 feet to a point, a corner of Lot No. 343 on said plan; thence extending along the same, South 42 degrees, 54 minutes, 07 seconds East, 136.31 feet to a point in line of Remaining Lands of Greenview Estates, Inc.; thence extending along the same, South 03 degrees, 34 minutes, 45 seconds West, 27.58 feet to a point, a corner of Lot No. 345, aforesaid; thence extending along the same, North 42 degrees, 54 minutes, 07 seconds West, 155.31 feet to the first mentioned point and place of beginning.

BEING Lot No. 344 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Smoczylo by deed from Margrit V. McCann dated February 20, 2007 and recorded March 5, 2007 in Deed Book 5637, Page 1832.

Parcel Number: 48-00-00578-75-1.

Location of property: 328 Country Side Court, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Smoczylo** at the suit of Harleysville Savings Bank. Debt: \$141,064.26.

**Marc S. Weisberg**, Attorney.

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

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

14-06211

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Survey and Subdivision Plan of Property of Charles Bandki, et al., made by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated June 4, 1971 last revised June 16, 1971, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeasterly side of Ninth Street (fifty feet wide) with the Northwesterly side of Spruce Street (fifty feet wide); thence extending from said beginning point along the Northeasterly side of said Ninth Street North forty-four degrees, twenty minutes West, seventy-five feet to a point, a corner of Lot No. 1 as shown on said plan; thence extending along Lot No. 1, North forty-five degrees, forty minutes East, one hundred twenty feet to a point in line of Lot No. 3, as shown on said plan; thence extending along Lot No. 3, South forty-four degrees, twenty minutes East, seventy-five feet to a point on the Northwesterly side of Spruce Street aforesaid; thence extending along same, South forty-five degrees, forty minutes West, one hundred twenty feet to the first mentioned point and place of beginning.

CONTAINING 9,000 square feet of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN James A. Hartman, Jr. and Lori A. Hartman, h/w, by Deed from Walter C. Unangst, Jr. and Linda J. Unangst, h/w, dated 11/30/1992, recorded 12/18/1992 in Book 5028, Page 1007.

Parcel Number: 14-00-02104-00-6.

Location of property: 341 South 9th Street, North Wales, PA 19454-3012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James A. Hartman, Jr. and Lori A. Hartman** at the suit of Bank of America, N.A. Debt: \$156,709.89.

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

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

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

14-06470

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described in accordance with a plan of George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated September 14, 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenside Avenue (40 feet wide) said point being at the distance of 75 feet measured South 52 degrees, 57 minutes, 15 seconds East from the point of intersection which the aforementioned side of Glenside Avenue makes with the Southeasterly side of Keswick Avenue (70 feet wide); thence from said point of beginning South 52 degrees, 57 minutes, 15 seconds East crossing over a storm drain and right-of-way for sewer 50 feet to a point; and thence extending South 37 degrees, 03 minutes, 45 seconds West, 125 feet to a point; thence extending North 52 degrees, 57 minutes, 15 seconds West, 50 feet to a point; and thence extending North 37 degrees, 03 minutes, 45 seconds East, 125 feet to the first mentioned point or place of beginning.

BEING known and designated as Lots 165 and 166 on Plan of Dumont.

TITLE TO SAID PREMISES IS VESTED IN Marlene Matthews, by Deed from Iftikhar Uddin Doda and Samina I. Doda, h/w, dated 09/24/1998, recorded 11/24/1998 in Book 5249, Page 2020.

Parcel Number: 31-00-11776-00-1.

Location of property: 208 East Glenside Avenue, Glenside, PA 19038-4522.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marlene Matthews** at the suit of JP Morgan Chase Bank, N.A., as Successor in Interest to Washington Mutual Bank, formerly known as Washington Mutual Bank, F.A. s/b/m to Bank United. Debt: \$242,910.17.

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

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

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

14-06721

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

BEGINNING at a point in the Southeasterly side of Edge Hill Road (33 feet wide) at the distance of 466.60 feet measured South 60 degrees, 35 minutes West from the point of intersection which the aforesaid side of Edge Hill Road makes with the Southwesterly side of Kirk Street (40 feet wide); thence extending South 28 degrees, 25 minutes East, 218.23 feet to a point; thence extending along land of a subdivision known as "Arbuta Land" South 59 degrees, 47 minutes West, 46 feet to a point; thence extending North 32 degrees, 33 minutes, 16 seconds East, 219.23 feet to a point in the aforesaid Southeasterly side of Edge Hill Road; thence extending along the same, North 60 degrees, 35 minutes East, 60 feet to the place of beginning.

FEE SIMPLE TITLE VESTED IN Harry Gibson and Mistina Gibson, his wife, as Tenants by the Entirety by Deed from Adam Fleckser and Carolyn Fleckser, Tenants by the Entirety, dated November 4, 2009, recorded November 18, 2009, in the Montgomery County Recorder of Deeds in Deed Book 5750, Page 1971 and Instrument Number 2009120596.

Parcel Number: 30-00-16420-00-2.

Location of property: 1025 Edgehill Road, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Harry Gibson and Mistina Gibson, his wife, as Tenants by the Entirety** at the suit of Freedom Mortgage Corporation. Debt: \$266,156.82.

**M. Troy Freedman**, Attorney.

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

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

14-07281

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision of Plan of Estates of Faraway Farm West made by Bursich Associates, Inc., dated 7/31/2000 last revised 11/28/2001 and recorded in Plan Book A-60, Pages 357-359, as follows, to wit:

BEGINNING at a point on the Southerly side of Buckwalter Circle said point being a corner of Open Space A as shown on the above mentioned plan; thence extending from said beginning point along Open Space A the 3 following courses and distances: (1) South 18 degrees, 2 minutes, 27 seconds East, 56 feet to a point; (2) South 41 degrees, 30 minutes, 32 seconds West, 258.39 feet to a point; and (3) North 48 degrees, 29 minutes, 28 seconds West crossing the Southerly side of a 30 feet wide utility easement 196.03 feet to a point in the bed of said easement said point also being a corner of Lot 48; thence extending along Lot 48 and through the bed of said easement, North 58 degrees, 21 minutes, 13 seconds East, 271.40 feet to a point on the Southwesterly side of Buckwalter Circle; thence extending along various sides of Buckwalter Circle along the arc of a circle curving to the left having a radius of 60 feet re-crossing the Southeasterly side of the aforesaid easement the arc distance of 80 feet to the first mentioned point and place of beginning.

BEING Lot 47 as shown on the above mentioned plan.

TITLE OF RECORD IS VESTED IN Thomas A. Quinn and Nancy White-Quinn, as Tenants by the Entireties, by virtue of Deed from The Cutler Group, Inc., a Pennsylvania Corporation, dated 8/16/2005 and recorded 8/25/2005 at Norristown, Pennsylvania in Deed Book 5568, Page 476.

Parcel Number: 61-00-00782-06-6.

Location of property: 11 Buckwalter Circle, Royersford, PA 19468.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Thomas A. Quinn and Nancy White-Quinn** at the suit of The Bryn Mawr Trust Company. Debt: \$802,367.88.

**Craig H. Fox**, Attorney.

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

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

14-07823

ALL THOSE CERTAIN lots or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Number 584 and part of Lot Numbers 583, 643 and 644 on a certain Plan of Lots of Crestmont, recorded at Norristown in Deed Book No. 496, Page 500, bounded and described according to a recent survey and plan thereof, made by the J. Walter Ruddach Estate, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Easterly side of York Road (formerly the Cheltenham and Willow Grove Turnpike) (60 feet wide) at the distance of 94 feet Southwardly the Southerly side of Hamilton Avenue (40 feet wide); thence by a portion of Lot Number 583, South 71 degrees, 56 minutes East, 125 feet to a point in line of Lot Number 643; thence by a portion of Lot Number 583, and by Lot Numbers 582 and 581, North 18 degrees, 04 minutes East, 94 feet to the Southerly side of Hamilton Avenue; thence along the same, South 71 degrees, 56 minutes East, 9.23 feet to a point in line of Lot Number 643; thence along a portion of Lot Number 643, South 18 degrees, 04 minutes West, 109.15 feet to a point in the rear of Lot Number 598; thence along the same, South 63 degrees, 23 minutes West, 6.96 feet to a corner of Lot Number 597; thence along the same, South 82 degrees, 18 minutes West, 25.18 feet to a corner of Lot Number 585; thence along the same, North 71 degrees, 56 minutes West, 106.58 feet to the said side of York Road (formerly the Cheltenham and Willow Grove Turnpike); thence along the same North 18 degrees, 04 minutes East, 31 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hee M. Hong by Deed from Growth Horizon, Inc. dated August 23, 2002 and recorded September 27, 2002 in Deed Book 5426, Page 2267.

Parcel Number: 30-00-49916-00-4.

Location of property: 1573 Old York Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hee M. Hong** at the suit of Wells Fargo Bank, N.A. Debt: \$55,948.51.

**Marc S. Weisberg**, Attorney.

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

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

14-07916

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Apple Valley No. 3 and made by David Meixner, Registered Surveyor on 3/30/1960 and revised 10/10/1960, as follows:

BEGINNING at a point on the Southwesterly side of Lawrence Road (50 feet wide) at the distance of 165.21 feet Northwestwardly from a point at the intersection of the Southwesterly side of Lawrence Road and the Northwestwardly side of Buckwalter Road which point is on the arc of a curve curving to the right having a radius of 15 feet the arc distance of 23.37 feet to the Northwestly side of Buckwalter Road said beginning point also being on the Northwestly line of a 10 foot wide sanitary sewer easement; thence from said beginning point and partly along the said easement and partly along land now or late of Robert E. Lamb crossing a drainage easement (20 feet wide) South 0°, 41' West, 200.21 feet to a point a corner of Lot No. 18 on said plan; thence along the same, North 88°, 28' West, 101.88 feet to a point a corner of Lot No. 19 on said plan; thence along the same and re-crossing said 20 foot wide drainage easement North 1°, 32' East, 200 feet to a point on the Southwesterly side of Lawrence Road aforesaid; thence along the same South 88°, 28' East, 99.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 on said plan.

BEING the same premises which Frank C. Millheim and Charlene T. Millheim, his wife, by Deed dated 5/20/1963 and recorded 6/4/1963 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3288, Page 1189, granted and conveyed unto Lester Edison Falcone and Kathryn A. Falcone, his wife, as Tenants by Entireties.

Lester Edison Falcone departed this life on November 10, 2005. Kathryn A. Falcone departed this life on February 21, 2009.

Parcel Number: 43-00-07054-00-4.

Location of property: 6 Lawrence Road, Audubon, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Personnal Representative of the Estate of Kathryn A. Falcone, Deceased** at the suit of Citizens Bank of Pennsylvania s/b/m Commonwealth Bank. Debt: \$21,161.83.

**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.

14-08041

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania, described according to a revised plan of streets and lots, portion of Whitmarsh Village, Section #2-A made for Mc Closkey Homes, Inc., by Franklin Lindsey Registered Engineers, Pennsylvania on September 2, 1960 and recorded at Norristown in the Office for the Recording of Deeds in Deed Book 2094, Page 601 and also in accordance with a certain revised plan of Whitmarsh Village Section #2 recorded as aforesaid, in Deed Book 2093, Page 601, as follows, to wit:

BEGINNING at a point on the Northwest side of Patton Road (50 feet wide) measured along the said side of Patton Road the nine following courses and distances from a point of curve on the Southwest side of Cheltenham Avenue (41.5 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 on the said side of Patton Road; (2) on the arc of a circle curving to the right having a radius of 325.21 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 or 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; (6) South 77 degrees, 27 minutes, 7 Seconds West, 205.59 feet; (7) in a Southwesterly direction on the arc of a circle curving to the right having a radius of 1671.55 feet, the arc distance of 332.04 feet to a point of tangent; (8) South 88 degrees, 50 minutes West, 498.04 feet; (9) in a Southwesterly direction along the said side of Patton Road on the arc of a circle curving to the left having a radius of 625 feet the arc distance of 100 feet to the point and place of beginning; thence extending from said beginning point along the said side of Patton Road in a Southwesterly direction on the arc of a circle curving to the left having a radius of 625 feet the arc distance of 85 feet to a point; thence extending North 18 degrees, 57 minutes, 4 Seconds West, 170 feet to a point; thence extending in a Northeasterly direction on the arc of a circle curving to the right having a radius of 795 feet the arc distance of 180.12 feet to a point; thence extending South 11 degrees, 9 minutes, 32 Seconds East, 170 feet to the Northwest side of Patton Road, the first mentioned point and place of beginning.



BEING the same premises which Mc Closkey Homes, Inc., a Pennsylvania Corporation by Deed dated June 9, 1952 and recorded at Norristown, Montgomery County in Deed Book 2283, Page 241, granted and conveyed unto John J. Miller and Jane D. Miller, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Glenn Edward Miller, by Deed from John J. Miller and Jane D. Miller, his wife, dated 08/29/1988, recorded 08/31/1988 in Book 4885, Page 624.

Parcel Number: 52-00-13783-00-7.

Location of property: 8801 Patton Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glenn Edward Miller** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$193,644.81 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.

14-08139

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on May 14, 1951, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Edgehill Road (45 feet wide) which point is measured North 09 degrees, 17 minutes, 43 seconds East, 24.18 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 37.09 feet from a point on the Northeasterly side of Woodcrest Road (50 feet wide); thence extending North 49 degrees, 46 minutes, 48 seconds West, 199.22 feet to a point; thence extending North 39 degrees, 43 minutes, 33 seconds East, 80 feet to a point on the Northwesterly side of Edgehill Road; thence extending along the Northwesterly side of Edgehill Road along the arc of a circle curving to the left having a radius of 330 feet the arc distance of 88.86 feet to the first mentioned point and place of beginning.

BEING Lot Number 30 Edgehill Road.

UNDER AND SUBJECT to building restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Eileen R. Creamer and Thomas E. Creamer by Deed from Thomas E. Creamer and Eileen R. Creamer, dated September 6, 1973 and recorded September 17, 1973 in Deed Book 3887, Page 0503.

Parcel Number: 59-00-05818-00-9.

Location of property: 2310 Edgehill Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eileen R. Creamer and Thomas E. Creamer** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$109,608.63.

**Jennifer L. Wunder**, Attorney.

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

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

14-08141

ALL THAT CERTAIN lot or piece of ground, with the two story brick messuage or easement thereon erected, situate on the Southeasterly side of Blake Avenue, in **Rockledge Borough**, County of Montgomery and State of Pennsylvania.

BEGINNING at the distance of five hundred eighty-seven and fifty-five one-hundredths feet Northeastwardly from the Northeasterly side of the Fox Chase and Huntingdon Turnpike, being No. 46 on said Blake Avenue.

CONTAINING in front or breadth on said Blake Avenue thirty feet and extending of that width in length or depth between parallel lines at right angles to said Blake Avenue one hundred fifty feet.

ALL THAT CERTAIN lot or piece of ground, with the two car frame garage thereon erected, situate in **Rockledge Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan or survey thereon by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated October 25, 1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Blake Avenue (fifty feet wide) at the distance of five hundred fifty-seven and fifty-five one-hundredths feet measured North forty-one degrees, forty-eight minutes East from the intersection of the said side of Blake Avenue and the Northeasterly side of Fox Chase and Huntingdon Turnpike (fifty-four feet wide).

CONTAINING in front or breadth measured North forty-one degrees, forty-eight minutes East on said Blake Avenue thirty feet and extending of that width in length or depth between parallel lines at right angles to Blake Avenue South forty-eight degrees, twelve minutes East, one hundred fifty feet.

UNDER AND SUBJECT, however, to certain building restrictions as in Deed Book No. 317, Page 1 (Recorded prior to February 15, 1950) and any other agreements, restrictions, covenants and easements as are now of record.

TITLE TO SAID PREMISES IS VESTED IN Alice M. Longstreth by deed from Alice Clara Longstreth, dated August 18, 2010 and recorded August 27, 2010 in Deed Book 5777, Page 02557.

Parcel Number: 18-00-00064-00-8.

Location of property: 46 Blake Avenue, Rockledge, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alice M. Longstreth** at the suit of Wells Fargo Bank, N.A. Debt: \$96,214.15.

**Marc S. Weisberg**, Attorney.

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

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

14-08295

ALL THAT CERTAIN tract of land, situated in the **Worcester Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on a Plan of Survey of TMP 67-00016-93-00-4, prepared for Mario Ventresca, dated November 6, 2012, by Showalter & Associates, Chalfont, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin set at the intersection of the common line between the lands N/L of B&U 19A-04 and Crest Terrace (50 feet right-of-way) with the herein described lands N/L of B&U 19A-01; thence along said lands N/L of B&U 19A-04 and the lands N/L of B&U 19A-05, North 36 degrees, 6 minutes, 10 seconds East, a distance of 232.21 feet to an iron pin found and held for a common corner with the lands N/L of B&U 19A-08; thence along said lands N/L of B&U 19A-08 and the lands N/L of B&U 19A-44 and the lands N/L of B&U 19-32, South 28 degrees, 18 minutes, 40 seconds East, a distance of 783.17 feet to a point in line of the lands N/L of B&U 19-13; thence along said lands N/L of B&U 19-13, South 69 degrees, 0 minutes, 10 seconds West, a distance of 187.95 feet to a concrete monument found and held for a corner, also in line with the lands N/L of B&U 19-40; thence along said lands N/L of B&U 19-40, North 65 degrees, 51 minutes, 30 seconds West, a distance of 512.09 feet to an iron pin found and held for a corner with the lands N/L of B&U 19A-02; thence along said lands N/L of B&U 19A-02 the following 2 courses and distances: (1) North 24 degrees, 8 minutes, 30 seconds East, a distance of 153.58 feet to an iron pin found for a corner; (2) North 65 degrees, 51 minutes, 30 seconds West, a distance of 19.83 feet to an iron pin found for a common corner with the lands N/L of B&U 19A-03; thence along said lands N/L of B&U 19A-03 the following 2 courses and distances: (1) North 24 degrees, 8 minutes, 30 seconds East, a distance of 179.75 feet to a point; (2) North 65 degrees, 51 minutes, 30 seconds West, a distance of 4.56 feet to an iron pin set for a common corner with the Southwesterly side of Crest Terrace; thence crossing said Crest Terrace, North 24 degrees, 8 minutes, 30 seconds East, a distance of 50 feet to a point, said point being the true place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sheree Blythe and Mario C. Ventresca, Sr., by Deed from Belma Umar, dated 01/18/2013, recorded 01/25/2013 in Book 5862, Page 1082.

Parcel Number: 67-00-01693-00-4.

Location of property: 2836 Crest Terrace, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheree Blythe and Mario C. Ventresca, Sr.** at the suit of Lakeview Loan Servicing, LLC. Debt: \$430,267.11.

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

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

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

14-08299

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by William T. Muldrew Registered Professional Engineer dated September 8th, 1947 as follows to wit:

BEGINNING at a point on the Southeasterly side of Union Avenue (32 feet wide) at the distance of one hundred and fifty-five and seventy-four hundredths feet Northeastwardly from the Northeastly side of Glenwood Road (formerly Elm Avenue) (32 feet wide); thence extending North forty-one degrees, forty-five minutes East along the said side of Union Avenue twenty-four and twenty-six hundredths feet to a point; thence extending South forty-eight degrees, fifteen minutes East, one hundred and sixty-four feet to a point; thence extending South forty-one degrees, forty-five minutes West, twenty-four and sixty-six hundredths feet to a point; thence extending North forty-eight degrees, fifteen minutes West, one hundred and four feet to a point; thence extending North forty-one degrees, forty-five minutes East, two and four-tenths feet to a point; thence extending North forty-eight degrees, fifteen minutes West, sixteen and two-tenths feet to a point; thence extending South forty-one degrees, forty-five minutes West, two feet to a point; thence extending North forty-eight degrees, fifteen minutes West, forty-three and eighty hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret M. Bender and Franz Bender, her husband, by Deed from Margaret M. Bender, Administratrix of the Estate of Joseph J. Matchinsky, deceased, dated 03/13/1984, recorded 03/20/1984 in Book 4731, Page 2305. Franz Bender was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Franz Bender's death on or about 01/20/2009, his ownership interest was automatically vested in the Surviving Tenant by the Entirety. Margaret M. Bender died on 06/22/2012, leaving a Last Will and Testament dated 03/24/2009. Letters Testamentary were granted to John R. Heidrick, Jr. on 08/03/2012 in Montgomery County, No. 46-2012-X2787. The Decedent's surviving heir at law and next-of-kin Elsie Bender.

By executed waiver, Elsie Bender waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 31-00-27019-00-4.

Location of property: 7715 Union Avenue, Elkins Park, PA 19027-2621.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John R. Heidrick, Jr., in His Capacity as Executor of The Estate of Margaret M. Bender** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$73,394.86.

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

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

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

14-08365

ALL THAT CERTAIN tract or piece of land with the improvements thereon erected, situate in **Douglass Township**, Montgomery County and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a corner of land late Nathan Werstler now Edwin Miller and running; thence by the same South 48 degrees, East 33 perches and .04 to a corner; thence by said land late of Werstler now Edwin Miller and partly by land of now or late Gabriel Schweinhart South 37.25 degrees, West 40 perches and .02 to a corner of land of late Samuel Honneter; thence by the same North 52.25 degrees, West 40 perches to a corner in a line of Daniel Frett's land, now Elizabeth Metkef's land; thence by the same North 46 degrees, East 43 perches and .07 to the place of beginning.

CONTAINING nine acres and ninety perches.

BEING as to Premises "A" the same premises which Robert Diehl and Ruth V. Diehl, his wife, by Deed dated July 25, 1984 and recorded on December 17, 1984 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 4755, Page 227, granted and conveyed unto John S. Diehl, Sr. and Betty M. Diehl, his wife, in fee.

AND the said John S. Diehl, Sr. being so seized in fee, departed this life on \_\_/\_\_/ wherein sole title vested in Betty M. Diehl as Surviving Tenant by the Entireties.

BEING as to Premises "A", the same premises which Betty M. Diehl, by Deed dated November 11, 1997 and recorded on March 12, 1998 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5218, Page 2488, granted and conveyed unto Betty M. Diehl in Trust and as Trustee for The Betty M. Diehl Revocable Living Trust dated November 19, 1989, in fee.

AND BEING the same premises which Betty M. Diehl, Trustee of The Betty M. Diehl Revocable Living Trust dated November 19, 1997, by Deed dated February 24, 2006 and recorded on April 13, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5597, Page 602, granted and conveyed unto Carol A. Swoyer, in fee.

AND BEING the same premises which Carol A. Swoyer by Deed dated August 2, 2007, and recorded August 24, 2009, in the Office of the Recorder of Deeds in and for the County at Montgomery, Pennsylvania, in Book 5734, Page 1522, granted and conveyed unto Carol A. Swoyer and Donald Swoyer, in fee.

BEING as to Premises "B", the same premises which Robert Diehl and John S. Diehl, Sr., being all the heirs-at-law of the Estate of Dessa Diehl, deceased and Ruth V. Diehl, wife of Robert Diehl and Betty M. Diehl, wife of John S. Diehl, Sr. and Robert Diehl, Administrator of the Estate of Samuel Diehl, deceased, by Deed dated July 25, 1984 and recorded on August 2, 1984 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 4743, Page 1990, granted and conveyed unto John S. Diehl, Sr. and Betty M. Diehl, his Wife, in fee (Consideration \$30,000.00).

ALSO BEING as to Premises "B", Wherein Premises "B" was intended to have been conveyed, but was erroneously omitted, the same premises which Betty M. Diehl, by Deed dated November 11, 1997 and recorded on March 12, 1998 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5218, Page 2488, granted and conveyed unto Betty M. Diehl in Trust and as Trustee for The Betty M. Diehl Revocable Living Trust dated November 19, 1997, in fee.

AND BEING as to Premises "B" wherein Premises "B" was intended to have been conveyed, but was erroneously omitted, the same premises which Betty M. Diehl, Trustee of The Betty M. Diehl Revocable Living Trust Dated November 19, 1997, by Deed dated February 24, 2006 and recorded on April 13, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5597, Page 602, granted and conveyed unto Carol A. Swoyer, in fee.

AND the said Betty M. Diehl, being so seized departed this life on September 30, 2006, testate, leaving a Will dated November 19, 1997, registered at Norristown, Pennsylvania as Will No. 46-2006-3301, for whose Estate Letters Testamentary were granted unto Carol A. Swoyer on October 20, 2006.

AND BEING as to Premises "A" and "B", the same premises which Carol A. Swoyer, Executrix of the Estate of Betty M. Diehl, Deceased and Carol A. Swoyer, John S. Diehl Jr., Dessa Bauer, Norman, Bauer, Tracy Bauer, Keith A. Diehl, Susan L. Blevin n/k/a Susan L. Grebe, Daniel L. Diehl, Samuel L. Diehl, Paul A. Diehl, as beneficiaries of the Betty M. Diehl Revocable Living Trust Agreement dated November 19, 2007 by Corrective Deed dated December 30, 2007 granted and conveyed unto Carol A. Swoyer, in fee. The property consists of all the land, buildings, structures and improvements contained on the property and is located in the Township of Douglass, County of Montgomery, State of Pennsylvania, and is described, as follows:

ALL THAT CERTAIN map or parcel of land situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING as a joint corner lands previously conveyed to Maurice King and other lands of Dessa Diehl, said point being in the middle of Gilbertsville Road leading from Gilbertsville to the HalfWay House, thence along other lands of Dessa Diehl North 49 degrees, 18 minutes West, 546.68 feet to a corner on line land of Willard Rhoads; thence along the same North 42 degrees, East 38.08 feet to a corner lands of Maurice King; thence along the same South 45 degrees, 19 minutes East, 546.97 feet to a corner in the middle of Gilbertsville Road and place of beginning.

CONTAINING 0 acres and 38.10 perches of land.

BEING part of the same premises which Betty M. Diehl, by Deed dated November 11, 1997, and recorded March 12, 1998 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5218, Page 2488, granted and conveyed unto Betty M. Diehl, Trustee of The Betty M. Diehl Revocable Living Trust and Betty M. Diehl as Trustee, in fee.

AND BEING the same premises which Betty M. Diehl Trustee of The Betty M. Diehl Revocable Living Trust by Deed dated February 24, 2006, and recorded April 13, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5597, Page 602, granted and conveyed unto Carol A. Swoyer, in fee.

AND BEING the same premises which Carol A. Swoyer by Deed dated August 2, 2007 and recorded August 24, 2009, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5734, Page 1522, granted and conveyed unto Carol A. Swoyer and Donald Swoyer, in fee.

Parcel Numbers: 32-00-02236-00-9 and 32-00-02236-01-8.

Location of property: 303 Gilbertsville Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential single family farm house and residential vacant land.

Seized and taken in execution as the property of **Carol A. Swoyer and Donald Swoyer** at the suit of Keystone Business Credit, LLC. Debt: \$181,699.56.

**Janet L. Gold**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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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14-08692

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

BEGINNING at a cut in the Westerly curb line of Main Street and in the Southerly line of land of John M. Noll; thence along said curb line South 17 degrees, East 22 feet, 05 inches to the Northern line of land of Lovina Maurer; thence along the same South 66 degrees, 10 minutes West, 162 feet to a point in the line of School Alley; thence along the same North 23 degrees, 15 minutes East, 29 feet, 06 inches to an iron pin in the line of said John M. Noll's land; thence along the same North 70 degrees, 15 minutes East, 164 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy L. Kemp, sole owner, by Deed from Timothy L. Kemp and Debby L. Christman, dated 01/29/2010, recorded 02/19/2010 in Book 5759, Page 538.

Parcel Number: 06-00-02776-00-8.

Location of property: 108 Main Street, East Greenville, PA 18041-1403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy L. Kemp** at the suit of Wells Fargo Bank, N.A. Debt: \$184,329.32.

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

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

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

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14-08722

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

BEGINNING at a point on the Northwest side of Stanbridge Street at the distance of 84 feet, 03.5 inches Southwest from the West corner of Oak and Stanbridge Streets a corner of this and land now or late of John Hambrecht; thence Northwesterly at right angles to said Stanbridge Street, 170 feet, 00 inches to Rapp Alley (20 feet wide, 00 inches wide); thence along the Southeast side thereof parallel with said Stanbridge Street, Southwest 22 feet, 07.5 inches to a corner of this and land of A.L. Rittenhouse; thence by the same parallel with the first mentioned line and passing through the middle of the partition wall between this and house on said adjoining land, Southeast, 170 feet, 00 inches to Stanbridge Street aforesaid and along the Northwest side thereof, Northeasterly, 22 feet, 07.5 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Rosa and Marc S. Ciaffone by Deed from S. Clyde Anders, Jr., a/k/a Samuel Clyde Anders, Jr. dated August 31, 2005 and recorded September 12, 2005 in Deed Book 5570, Page 0924.

Parcel Number: 13-00-35508-00-2.

Location of property: 655 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter Rosa and Marc S. Ciaffone** at the suit of Nationstar Mortgage, LLC. Debt: \$99,206.90.

**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.

14-08897

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Spring Ridge made by Stout, Tacconelli & Associates, Inc., Kulpsville, Pennsylvania dated 7/7/1997 and last revised 4/6/2003 and recorded in the Office of the Recorder of Deeds in Plan Book A-61, Page 246, as follows, to wit:

BEGINNING at a point on the Easterly side of Tory Lane (52 feet wide) a corner of Lot 46 on said plan; thence extending along said Tory Lane North 04 degrees, 17 minutes, 13 seconds West, 105.00 feet to a point in the bed of a certain 20 feet wide storm sewer easement being a corner of Lot 48 on said plan; thence extending along Lot 48 and through the bed of said storm sewer easement North 85 degrees, 42 minutes, 47 seconds East, 143.91 feet to a point in line of land now or late Donald M. Yusko; thence extending along said land South 04 degrees, 29 minutes, 59 seconds East, 105.00 feet to a point a corner of Lot 46, aforesaid; thence extending along said Lot 46 South 85 degrees, 42 minutes, 47 seconds West recrossing said storm sewer easement 144.30 feet to a point on the Easterly side of Tory Lane, aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Sahakian and Nancy A. Sahakian, husband and wife, as Tenants by the Entireties by Deed from SRE Residential, L.P., a Pennsylvania Limited Partnership, by SRE Residential, Inc., by its attorney in fact, William B. Murdoch, by virtue of a power of attorney recorded in Letter of Attorney Book 214, Page 68 dated 08/05/2004 recorded 09/02/2004 in Deed Book 5524, Page 662.

Parcel Number: 47-00-08770-01-2.

Location of property: 2511 Tory Lane Lot #47 a/k/a 2511 Tory Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America/U.S. Attorney for Eastern District of PA, Nancy Sahakian a/k/a Nancy Ann Sahakian a/k/a Nancy A. Sahakian a/k/a Nancy A. Ryan and Paul Sahakian a/k/a Paul Douglas Sahakian a/k/a Paul D. Sahakian** at the suit of U.S. Bank National Association, as Trustee Under Pooling and Servicing Agreement dated as of December 1, 2004 MASTR Asset-Backed Securities Trust 2004-WMC3 Mortgage Pass-Through Certificates, Series 2004-WMC3. Debt: \$357,687.70.

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

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

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

14-09047

PURPART NO. 1

ALL THAT CERTAIN tract or piece of ground, situate in the Village of Niantic, **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania being more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin, a corner in the middle of the public road in the Village of Niantic at the line or now or late Edwin Huber's land and running; thence by the same, North 39-1/4 degrees, East 200 feet including a 10 feet wide alley to a stone, a corner of land now or late Samuel Christman; thence along the same, South 50-1/2 degrees, East 50 feet to another stone; and thence, South 39-1/4 degrees, West 200 feet to a stone, a corner in the aforesaid public road and in line of now or late Mathias Huber's land, and by the same along the middle of said road, North 50-1/2 degrees, West 50 feet to the place of beginning.

SUBJECT, nevertheless, to the public and private easement in and to a 10 foot wide alley along the Northeastern boundary thereof.

PURPART NO. 2

ALL THAT CERTAIN tract or piece of ground, situate in the Village of Niantic, **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at a post, a corner of now or late Albert Derr's land; thence by the same, North 39-1/2 degrees, East 138 feet to a post in line of now or late Samuel Christman's land; thence by the same, South 54-1/2 degrees, East 50 feet to an iron pin set for a corner; thence by the same, South 39-1/2 degrees, West 137 feet, 8 inches to an iron bar set for a corner in a 10 feet wide alley; thence along the same by lands now or late of Mary Ann Hoffman, North 50-1/2 degrees, West 50 feet to the place of beginning.

PURPART NO. 3

ALL THAT CERTAIN tract or piece of land, situate in the Village of Niantic, **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin in the aforesaid public Road, a corner of lands now or late of Mary Ann Hoffman; and extending thence by the same, North 40 degrees, East 20.48 perches to an iron pin, a corner of now or late Samuel Christman's land; thence by the same, the two (2) following courses and distances South 50 degrees, East 13.5 perches to a corner and South 31-1/2 degrees, West 20.65 perches to an iron pin, in the aforesaid public road, a corner in line of now or late Mathias Huber's land; thence by the same and along said road, North 50 degrees, West 16.54 perches to the place of beginning.

BEING Parcel Numbers 32-00-04640-00-8 to all 3 tracts.

TOGETHER with the buildings and other improvements erected upon the aforementioned three purparts or tracts of ground.

TITLE TO SAID PREMISES IS VESTED IN Dean Bauer by Deed from Vickie L. Hammill, Executrix of Donald P. Bauer, Deceased, dated July 16, 2002 and recorded August 27, 2002 in Deed Book 5421, Page 1706.

Parcel Number: 32-00-04640-00-8.

Location of property: 211 Niantic Road, Barto, PA 19504.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dean Bauer** at the suit of M&T Bank. Debt: \$339,556.30.

**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.

14-09106

ALL THAT CERTAIN Southerly half of a double brick dwelling and the lot or tract of land upon which it is erected situate in **Royersford Borough** and Upper Providence Township, Montgomery County, Pennsylvania, bounded and described as indicated upon the plan of a survey thereof made on September 16, 1942 by Francis W. Wack, Registered Surveyor, as follows:

BEGINNING at a point in the center line of Second Avenue (fifty-three feet wide) one hundred twenty-six and five-tenths feet Northwest of the intersection of the center line of Second Avenue and Gay Street; thence North forty-four degrees, eighteen minutes West, twenty-two and eight-tenths feet to a point in the center line of said Second Avenue; thence along land of now or late of Egidio DiPietrapaolo and passing through the party wall of said double brick dwelling North forty-three degrees, seven minutes, twenty-two seconds East, two hundred and one one-hundredths feet to a point in the center line of an alley (twenty feet wide); thence along said center line, South forty-four degrees, eighteen minutes East, twenty-five feet to a point also in the centerline of an alley; thence along land now or late of Erma Kupka, South forty-three degrees, forty-five minutes West, two hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sean P. Hopkins a/k/a Sean Hopkins, Carol L. Hopkins a/k/a Carol Hopkins, Murrell F. Hunter and Margaret D. Hunter by Deed from George E. Naylor, Jr. and Judith A. Naylor, husband and wife, dated May 25, 2005 and recorded July 19, 2005 in Deed Book 05562, Page 2132.

Parcel Number: 19-00-03100-00-4.

Location of property: 524 2nd Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sean P. Hopkins a/k/a Sean Hopkins, Carol L. Hopkins a/k/a Carol Hopkins, Murrell F. Hunter and Margaret D. Hunter** at the suit of U.S. Bank, National Association, as Trustee for The Holders of the CSFB Mortgage Securities Corporation, Adjustable Rate Mortgage Trust 2005-8, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2005-8. Debt: \$148,984.09.

**Marc S. Weisberg**, Attorney.

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

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

14-09130

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a plan of property subdivided for York Garden Homes, Inc., made by George C. Gilmore, Registered Surveyor on the 31st day of May A.D. 1943, as follows, to wit:

SITUATE on the Northeasterly side of James Road (forty-five feet wide) at the distance of nine hundred sixty-eight feet Southeastwardly from the intersection of the Northeasterly side of James Road and the Southeasterly side of Township Line Road also known as Blairmill Road (fifty feet wide both extended).

CONTAINING in front or breadth on said side of James Road fifty-two feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said James Road one hundred feet.

BEING Lot #134 on said plan.

UNDER AND SUBJECT to certain conditions and restrictions as recorded in Deed Book 1478, Page 501.

RIGHT OF WAY to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania in Deed Book 1480, Page 29.

TITLE TO SAID PREMISES IS VESTED IN Miguel A. Flores and Diane A. Davis by Deed from Ralph J. Furlong, Jr. Executor of the Estate of Mary T. Furlong, deceased, dated April 23, 2004 and recorded May 13, 2014 in Deed Book 5507, Page 183.

Parcel Number: 08-00-02662-00-3.

Location of property: 16 James Road, Hatboro, PA 19040.

The improvements thereon are: Dwelling.

Seized and taken in execution as the property of **Miguel A. Flores and Diane A. Davis** at the suit of Police and Fire Federal Credit Union. Debt: \$200,784.11.

**Marc S. Weisberg**, Attorney.

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

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

14-09138

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of 'Oak Lane Manor', Section No. 6-B, made by Franklin and Lindrey Registered Engineers, Philadelphia, on 10/19/1950, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lanfair Road (50 feet wide) which point is measured South 54 degrees, 36 minutes, 19 seconds East, 392 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 30.217 feet from a point on the Southeasterly side of Ivinetta Avenue (50 feet wide); thence extending along the Southwesterly side of Lanfair Road South 54 degrees, 36 minutes, 19 seconds East, 64 feet to a point; thence extending South 35 degrees, 23 minutes, 41 seconds West, 130.190 feet to a point; thence extending North 52 degrees, 47 minutes, 31 seconds West, 64.032 feet to a point; and then extending North 35 degrees, 23 minutes, 41 seconds East, 128.164 feet to a point on the Southwesterly side of Lanfair Road, the first mentioned point and place of beginning.

BEING Lot No. 400.

BEING the same premises which Luis G. Gomez and Martha R. Gomez, husband and wife, by Indenture dated September 10, 1981 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 466, Page 328 &c., granted and conveyed unto Gaetano Berlingieri and Antoinetta Berlingieri, husband and wife, in fee.

AND THE SAID Gaetano Berlingieri departed this life on 2/5/00, whereby title to the above described premises vested in the said Antoinetta Berlingieri, by operation of law.

AND THE SAID Antoinetta Berlingieri, departed this life on 8/2/04, leaving a Will dated 3/31/00, duly proven and registered in the Office of the Register of Wills, in and for the County of Montgomery, as of No. 46-04-2575, wherein said Testatrix appointed Gaetano Berlingieri, as Executor thereof, to whom Letters Testamentary were granted on 8/23/04.

TITLE TO SAID PREMISES IS VESTED IN Daisy H. Tran, by Deed from Gaetano Berlingieri, Executor Under the Will of Antoinetta Berlingieri, Deceased, dated 04/28/2005, recorded 08/05/2005 in Book 05565, Page 0677.

Parcel Number: 31-00-16486-00-7.

Location of property: 8 Lanfair Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daisy H. Tran** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$267,650.83 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.

14-09203

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being one-half of Lot #8 and all of Lot #9 on a plan of lots laid out by John H. Dager, Civil Engineer bounded and described, as follows, to wit:

BEGINNING at a point at low water mark on the River Schuylkill said point of beginning being 25 feet, Eastwardly from a corner of Lot #7 and in the middle of Lot #8; thence along the middle of Lot #8 North 5 degrees, 53 minutes West, 141.40 feet (incorrectly given in former deeds as 141.90 feet) to land now or late of Theodore Lane Bean, the same being a right-of-way for the use of this and other lots abutting thereon; thence along said land now or late of the said Theodore Lane Bean, North 84 degrees, 20 minutes East, 74.72 feet to a corner of Lot #10; thence along Lot #10 South 5 degrees, 53 minutes East, 141.50 feet to a low water mark on River Schuylkill; thence along the River Schuylkill Southwest 75 feet to the middle of Lot #8 the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Ackerman, by Deed from Vincent J. Arduino and Deborah Arduino, his wife, dated 04/27/2006, recorded 05/11/2006 in Book 5600, Page 1547.

Parcel Number: 63-00-03448-00-8.

Location of property: 7 West Indian Lane, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth Ackerman** at the suit of U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3. Debt: \$348,585.97.

**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.

14-09312

ALL THAT CERTAIN unit in the property known named and identified in the Declaration Plan referred to herein as **Stonybrook Condominium**, a Condominium located at 333 North York Road, Hatboro, Pennsylvania, 19040, in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the Recording in the Office for the Recording of Deeds in and for the County of Montgomery, State of Pennsylvania, of a Declaration dated 04/21/1978 and recorded 04/24/1978 in Deed Book 4295, Page 360 and Amendatory Declaration dated 05/16/1978 and recorded 05/24/1978 in Deed Book 4301, Page 350 and any Amendments thereto, a Declaration Plan dated 04/14/1978 and recorded in Condominium Plan Book 6, Page 9, on 04/24/1978, and a Supplemental Declaration Plan last revised 05/16/1978 and recorded 05/24/1978 in Plan Book C-6, Page 10 and a Code of Regulations dated 04/21/1978 and recorded 04/25/1978, in Deed Book 4296, Page 1 and any Amendments thereto, being designated on such Declaration as Unit #4C as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Amendatory Declaration and as shown on such Supplemental Declaration Plan), to wit:

EACH UNIT in Stonybrook Condominium shall be possessed of and have appurtenant to it a percentage interest in the Common Elements of the Condominium equal to 1.91083%.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plans and Code of Regulations and in the Rules referred to in such Code of Regulations.

BEING the same premises which Charles Furlong, by Deed dated October 5, 2009 and recorded in the Montgomery County Recorder of Deeds Office on October 8, 2009 in Deed Book 5746, Page 01821, granted and conveyed unto Tracey M. Williams.

Parcel Number: 08-00-00782-03-8.

Location of property: 4 Concord Place, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tracey M. Williams** at the suit of EverBank. Debt: \$166,549.37.

**Bradley J. Osborne**, Attorney.

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

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

14-09414

#### PREMISES A

ALL THAT CERTAIN frame cottage or tenement and lot of land, situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, known as and by Lot No. 2 in Block B on maps of the property known as Ringing Rocks Park, laid out by Ringing Rocks Park Realty Company, bounded and described, as follows, to wit:

BEGINNING at an iron pin on the North side of lawn in Section B and the dividing line of this Lot 3; thence in a Northerly direction along said lot eighty feet to Lot 8 in Section A; thence in an Easterly direction fifty feet to Lot 1 Section B; thence in a Southerly direction sixty-four feet, three-tenths inches to aforesaid lawn; thence in a Westerly direction fifty-two feet, four-tenths inches.

#### PREMISES B

ALL THAT CERTAIN tract or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey dated November 3, 1971 by A. G. Newbold, P. E., as follows:

BEGINNING at a nail marking the Southerly corner of lands now or late of Mahlon S. Busson; thence by lands of Alfred J. Kohler, South 52 degrees, 32 minutes East, 52.50 feet to a pin; thence South 51 degrees, West 20.00 feet to a nail on the Northeasterly side of Court Lane; thence along the Northeasterly side of Court Lane North 52 degrees, 32 minutes West, 52.50 feet to a nail; thence by lands intended to be conveyed to Clarence J. Kohler, North 51 degrees, East 20.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua Z. Stouch and Jennifer L. Stouch, his wife, by Deed from Paul J. Fisher and Teresa E. Fisher, his wife, dated 08/31/2004, recorded 09/15/2004 in Book 5525, Page 1629.

Parcel Number: 42-00-03742-00-5.

Location of property: 1151 Ringing Rocks Park, Pottstown, PA 19464-2465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua Z. Stouch and Jennifer L. Stouch** at the suit of JP Morgan Chase Bank, National Association. Debt: \$105,746.91.

**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.

14-09422

ALL THAT CERTAIN piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan made the 4th day of March, 1954 by Russell S. Lyman, Registered Professional Engineer, Surveyor of Huntingdon Valley, PA, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Susquehanna Road (40 feet wide) said point being 60 feet South 47 degrees, 36 minutes East from a point formed by the intersection of the Southeasterly side of Hall Avenue (50 feet wide) and the Northeasterly side of Susquehanna Road, both lines projected; thence a new line cutting through Lot No. 269 of Glenside Park of which this was a part, North 42 degrees, 24 minutes East, 125 feet to a point; thence South 47 degrees, 36 minutes East, 65 feet to a point; thence along the Northwesterly line of Lot No. 266 South 42 degrees, 24 minutes West, 125 feet to a point on the Northeasterly side of aforesaid Susquehanna Road; thence along the same North 47 degrees, 36 minutes West, 65 feet to the point and place of beginning.

BEING all of Lots Nos. 267 and 268 and a portion of Lot No. 269 on the Plan of Glenside Park.

TITLE TO SAID PREMISES IS VESTED IN Andrew Nguyen and Tiffany Nguyen, h/w, as Tenants by the Entireties, by Deed from Joseph J. Kestel and Patricia Ann Kestel, h/w, dated 12/22/2006, recorded 01/17/2007 in Book 5631, Page 2264.

Parcel Number: 30-00-64908-00-6.

Location of property: 2833 Susquehanna Road, Abington, PA 19001-4119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew Nguyen and Tiffany Nguyen** at the suit of JP Morgan Chase Bank, National Association. Debt: \$211,361.55.

**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.

14-09536

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

BEGINNING at a point on the North corner of Stanbridge and Washington Streets; thence along the Northeasterly side of said Washington Street Northwestwardly 120.40 feet to a 20 feet wide alley; thence along the Southeasterly side of said alley Northeastwardly 16.50 feet to a point, a corner of this and land of George W. Kite; thence by the same and through the middle of the partition wall between this and the adjoining house Southeastwardly 120.40 feet to Stanbridge Street, aforesaid; thence along the Northwesterly side thereof Southwestwardly 16.50 feet to the first mentioned point and place of beginning.

BEING the same premises which Ronald Reigner and Albert Mosterdi, by Deed dated June 15, 2005 and recorded September 15, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5571, Page 458, granted and conveyed unto Marc S. Ciaffone, as sole owner.

Parcel Number: 13-00-35220-00-2.

Location of property: 101 Stanbridge Street, Norristown, PA 1901.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Marc S. Ciaffone** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RS9, by its Servicer Ocwen Loan Servicing. Debt: \$108,390.11.

**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.

14-09556

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Plan for Richard and Julia Kapusta, prepared by Bursich Associates, Inc., dated 3/21/1994 last revised 8/23/1995 and recorded in Plan Book A-56, Page 10, as follows, to wit:

BEGINNING at a point on the Easterly Ex. Right-of-Way Line of Centennial Street (40 feet wide), a corner of this and Lot No. 1 on said plan; thence extending from said point of beginning and along the Easterly Ex. Right-of-Way of Centennial Street, aforesaid, North 02 degrees, 55 minutes, 40 seconds West, 45.25 feet to a point, a corner of Lot No. 3 on said plan; thence extending along the same, North 87 degrees, 04 minutes, 20 seconds East, 150.00 feet to a point on the Westerly side of Liberty Alley (20 feet wide); thence extending along the same, South 02 degrees, 55 minutes, 40 seconds East, 26.25 feet to a point, a corner of Lot No. 1 aforesaid; thence extending along the same, the (3) following courses and distances, viz; thence (1) South 87 degrees, 04 minutes, 20 seconds West, 41.25 feet to a point; thence (2) South 02 degrees, 55 minutes, 40 seconds East, 19.00 feet to a point; thence (3) South 87 degrees, 04 minutes, 20 seconds West, 108.75 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Darren S. Harkins and Tara D. Harkins, by Deed dated September 26, 2011 and recorded October 5, 2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5815, Page 01351, granted and conveyed unto Darren S. Harkins, as sole owner.

Parcel Number: 48-00-00469-04-1.

Location of property: 114 Centennial Street, Collegeville, PA 19426.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Darren S. Harkins** at the suit of Ocwen Loan Servicing, LLC. Debt: \$192,613.03.

**M. Troy Freedman**, Attorney.

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

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

14-09631

ALL THAT CERTAIN message and lot or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made December 19, 1950, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a pin in the center line of State Highway, a corner of this and land of Stella Bieber; thence in and through the center line of said Highway, North 10 degrees, 30 minutes East, 20.05 feet to a pin in corner of land about to be conveyed to John E. and Stella A. Spievak; thence along the same, the line for a portion of the distance of and to the adjoining house, South 79 degrees, 30 minutes East, 70.35 feet to a pump; thence still along said Spievak's land South 77 degrees, 30 minutes East, 82.2 feet to a point in the run; thence in and through said run along land of Charles S. Hunsicker South 05 degrees, 45 minutes West, 26 feet to a point a corner of land of Stella Bieber; thence along the same North 76 degrees, West 155.3 feet to the place of beginning.

CONTAINING 3,349 square feet of land, more or less.

TOGETHER with the right to use water from a well located to the party line between this and the adjoining property in common with John B. Spievak and Stella D., his wife, their heirs and assigns on condition that each of said parties shall pay one half of the cost of maintenance of the same.

BEING the same premises which Mary Ann Kreel Uebelhoer, by Deed dated 04/27/10 and recorded 05/21/10 in Montgomery County Deed Book 5767, Page 2135, granted and conveyed unto Patrick M. Boyle and James E. Stalker. Parcel Number: 37-00-01867-00-4.

Location of property: 579 Limerick Center Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Patrick M. Boyle and James E. Stalker** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$124,118.37 (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.

14-09635

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Bethayres, **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated October 28, 1952, as follows, to wit:

BEGINNING at the point formed by the intersection of the Southwesterly side of Hillside Avenue (fifty feet wide) with the Northwesterly side of Packard Avenue (fifty feet wide); thence extending South 29 degrees, 47 minutes West along the said side of Packard Avenue, one hundred twenty-two and seven one-hundredths (122.07) feet to a point; thence extending North 49 degrees, 39 minutes West, one hundred ninety-one and twenty-eight hundredths (191.28) feet to a point; thence extending North 40 degrees, 21 minutes East, one hundred twenty (120) feet to a point on the Southwesterly side of Hillside Avenue aforesaid; thence extending South 49 degrees, 39 minutes East along the said side of Hillside Avenue one hundred sixty-eight and ninety one-hundredths (168.90) feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain building restrictions and conditions of record, and that may appear in this and prior instruments of record.

BEING the same premises which the Estate of Clarence Herwig, by Sandra M. Britton, Executrix, by Deed dated 02/23/2011 and recorded 03/07/2011 in Montgomery County Deed Book 5794, Page 2692, granted and conveyed unto Douglas M. Britton and Heather L. Britton.

Parcel Number: 41-00-06397-00-6.

Location of property: 2274 Packard Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Heather L. Britton and Douglas M. Britton** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$182,761.66 (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.

14-09653

SITUATE in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as Colonial Heights as laid out by Ralph E. Shaner & Son Engineering Company as of August 22, 1963, and revised August 10, 1955, as follows, to wit:

BEGINNING at a point of tangency on the Southerly Property line of Continental Drive (50 feet wide) said point being distant along the same from a point marking the Southeasterly Property Line intersection, as projected of the aforesaid Continental Drive and Concord Drive (50 feet wide) South 42 degrees, 35 minutes East, 52.75 feet; thence from said point of beginning continuing along the Southerly Property Line of Continental Drive South 42 degrees, 35 minutes East, 190.18 feet to a corner of Lot #38; thence along the same South 47 degrees, 25 minutes West, 120.0 feet to a corner of Lot #42; thence along the same North 42 degrees, 35 minutes West, 210.31 feet to a corner on the Easterly Property Line of Concord Drive; thence along the same North 31 degrees, 46 minutes East, 71.87 feet to a point of curvature; thence by a curve, curving to the right having a radius of 40 feet, an arc length of 73.76 feet to a point of tangency and place of beginning.

BEING all of Lot #39 of a Plan of Lots known as Colonial Heights.

TITLE TO SAID PREMISES IS VESTED IN Charles J. Kienle, Jr. and Dorothy D. Kienle, by Deed from Steven A. Seward and Joan D. Seward, h/w, dated 10/26/2001, recorded 11/14/2001 in Book 5385, Page 984.

Parcel Number: 60-00-00298-00-2.

Location of property: 262 Continental Drive, Pottstown, PA 19464-1608.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles J. Kienle, Jr. and Dorothy D. Kienle** at the suit of Nationstar Mortgage, LLC. Debt: \$189,786.40.

**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.



14-09771

ALL THAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan for Richard Diciurcio made by William A. Conyer, Spring City, Pennsylvania dated August 10, 1984 and recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-46, Page 10, as follows, to wit:

BEGINNING at an iron pin (set) on the Southwesterly side of West Seventh Avenue (50 feet wide) said point being at the distance of 108.02 feet measured North 45 degrees, 00 minutes West along the Southwesterly side of West Seventh Avenue from a point of intersection which the said Southwesterly side of West Seventh Avenue makes the Northwesterly side of Forrest Street (50 feet wide) said point also being a corner of Lot 3 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 3 as shown on the above mentioned plan 45 degrees, 00 minutes West, 140.00 feet to an iron pin (set) on the Northeasterly side of a certain 20 foot wide unnamed alley; thence extending along the same North 45 degrees, 00 minutes West 25.50 feet to an iron pin (set) a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the same North 45 degrees, 00 minutes East, 140.00 feet to an iron pin (set) on the Southwesterly side of West Seventh Avenue; thence extending along the same South 45 degrees, 00 minutes East, 25.50 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Maria T. Derobertis by Deed from Michael S. Lee, Administrator of the Estate of Arlene Corthen-Paige dated March 11, 2004 and recorded April 13, 2004 in Deed Book 5503, Page 01021.

Parcel Number: 05-00-08127-10-3.

Location of property: 113 West 7th Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maria T. Derobertis** at the suit of Nationstar Mortgage, LLC. Debt: \$232,937.35.

**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.

2014-09842

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan for Burnside Village, made for Burnside Village, Inc. by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated March 14, 1977 and recorded in the Office of the Recorder of Deeds, in Plan Book A-29, Page 63, as follows, to wit:

BEGINNING at a point on the Southeast side of Burnside Avenue (sixty feet wide), said point being measured on the arc of a circle curving to the right, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet from a point of curve on the Northeast side of Davis Drive; thence extending from said point and place of beginning along said side of Burnside Avenue, North forty degrees, forty minutes, ten seconds East, eighty-two and seven one-hundredths feet to a point, a corner of Lot No. 6; thence extending along said lot, South forty-nine degrees, nineteen minutes, fifty seconds East, one hundred sixty-seven and fifty one-hundredths feet to a point, a corner of Lot No. 94; thence extending along said lot, South forty degrees, forty minutes, ten seconds West, one hundred two and seven one-hundredths feet to a point on the Northeast side of Davis Drive; thence extending along said side of Davis Drive, North forty-nine degrees, nineteen minutes, fifty seconds West, one hundred forty-seven and fifty one-hundredths feet to a point of curve; thence extending Northwestwardly and Northeastwardly on the arc of a circle curving to the right, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William J. Dalton and Bernice Dalton by deed from Burnside Village, dated January 31, 1979 and recorded March 5, 1979 in Deed Book 4391, Page 0206.

Parcel Number: 63-00-01880-00-1.

Location of property: 150 Burnside Avenue, Jeffersonville, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William J. Dalton and Bernice Dalton** at the suit of Wells Fargo Bank, N.A. Debt: \$155,165.86.

**Marc S. Weisberg**, Attorney.

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

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

14-09960

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

BEGINNING at an iron pipe in the Westerly side of Amelia Street, 5.50 feet West of the West curb line, a corner of lands about to be conveyed to Michael Getzey and being 87.00 feet North of the center line of the partition wall of a twin dwelling; the Northerly half of which is the other lands of the Grantor; thence along lands about to be conveyed to Michael Getzey,

North 86 degrees, 30 minutes West, 208.17 feet to an iron pipe in the Easterly side of Jacob Street, 5.50 feet East of the East curb line; thence along the same, North 3 degrees, 30 minutes East, 8.50 feet to an iron pipe; thence still along the side of Jacob Street, North 6 degrees, 49 minutes East, 50.99 feet to an iron pipe in the Southerly side of New Street, (unopened); thence along the same, South 86 degrees, 15 minutes East, 205.22 feet to an iron pipe in the Westerly side of Amelia Street, 5.50 feet West of the West curb line; thence along the same, South 3 degrees, 30 minutes West, 58.50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Wasko, single person, by Deed from Douglas Financial Industries, Inc., dated 07/02/2001, recorded 07/25/2001 in Book 5368, Page 2007.

Parcel Number: 61-00-02674-00-1.

Location of property: 223 Jacob Street a/k/a 223 Jacobs Street, Mont Clare, PA 19453-5031.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Wasko** at the suit of Santander Bank, N.A. Debt: \$56,674.49.

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

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

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

#### 14-10150

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, and State of Pennsylvania, being Lots No. 60, 61 and 62 on a Plan of Lots of North Wales Building Lots, bounded and described according to a survey made by Conner and Schsferacker, October 1912, recorded at Norristown, Pennsylvania in Deed Book 653, Page 500, as one tract or lot, as follows, to wit:

BEGINNING at a stake at the intersection of a public road laid out on said plan, called 'Highland Avenue' and a public road called 'West Prospect Avenue' formerly known as 'The Church Road'; thence North 20 degrees, 53 minutes West, 145 feet to a stake; thence South 69 degrees, 7 minutes, 151.62 feet to a stake on the Easterly side of 15 feet wide alley; thence South 20 degrees, 47 minutes East, 234.25 feet to a stake the Westerly margin of said West Prospect Avenue; thence North 39 degrees, East 172.64 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Barrett and Mary T. Barrett, h/w, by Deed from Fran M. Galetar, dated 11/24/1998, recorded 12/28/1998 in Book 5253, Page 2192.

Parcel Number: 56-00-03844-00-6.

Location of property: 314 Highland Avenue, North Wales, PA 19454-3408.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Barrett and Mary T. Barrett** at the suit of Wells Fargo Bank, N.A. Debt: \$196,276.81.

**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.

#### 14-10300

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 5/14/1974, last revised 11/30/1977, made by Serdy, Bursich and Huch Professional Engineers, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oakdale Drive (50 feet wide) being a point in line of the Westerly side of Lot No. 121 on a plan of Woodgate II; thence extending from said point of beginning and extending along the said Northeasterly side of Oakdale Drive on the arc of a circle curving to the left having a radius of 456.80 feet the arc distance of 80 feet to a point in line of Lot No. 119; thence extending along line of Lot No. 119 and crossing over a 20 feet wide AT&T easement and cable North 10 degrees, 21 minutes, 48 seconds East, 200 feet to a point; thence South 79 degrees, 38 minutes, 12 seconds East, 80 feet to a point in line of Lot No. 122; thence extending along line of Lot No. 122 and line of Lot No. 121 and recrossing the aforesaid 20 feet wide AT&T easement and cable, South 10 degrees, 28 minutes, 34 seconds West, 206.91 feet to the first mentioned point and place of beginning.

BEING Lot No. 120 on a plan of lots laid out for David A. Swinehart and known as Woodgate, III.

TITLE TO SAID PREMISES IS VESTED IN Gary Moyer and Cathy Moyer, by Deed from Gary Moyer and Kathy Moyer, a/k/a Cathy Moyer, dated 08/22/2000, recorded 09/12/2000 in Book 5331, Page 149.

Parcel Number: 42-00-03231-44-4.

Location of property: 1383 Oakdale Drive, Pottstown, PA 19464-2783.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary D. Moyer, Sr. a/k/a Gary Moyer and Cathy L. Moyer a/k/a Cathy Moyer a/k/a Kathy Moyer** at the suit of U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2005-WF4. Debt: \$326,895.32.

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

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

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

14-10555

ALL THAT CERTAIN message and lot or piece of land, known as No. 24 Lincoln Avenue, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lincoln Avenue, at the distance of one hundred and two feet, five and eight-tenths inches Southeasterly from Markley Street, a corner of this and lands recently conveyed to Josiah Ingram (No. 26 Lincoln Avenue); thence Southwesterly by the same, the line passing through the middle of the partition wall between this and his house seventy feet to a four feet wide alley used in common by the owners and tenants of this and other properties abutting thereon; thence Southeasterly along the Northeast side of said four feet wide alley, thirteen feet, one inch to a point, a corner of this and lands recently conveyed to William Beswick (No. 22 Lincoln Avenue); thence Northeasterly by the same, the line passing through the middle of a partition wall between this and his house seventy feet to Lincoln Avenue aforesaid; thence Northwesterly along the Southwest side of Lincoln Avenue thirteen feet one inch to the place of beginning.

BEING the same premises which James D. Thomas and Nikki M. Thomas, husband and wife, by Indenture dated March 1, 2007 and recorded April 6, 2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 063, Page 066, granted and conveyed unto Theodore T. Brown, Jr. and Lisa R. Brown, husband and wife. Parcel Number: 13-00-20176-00-7.

Location of property: 24 Lincoln Avenue, Norristown, PA 19401.

The improvements thereon are: Row home.

Seized and taken in execution as the property of **Theodore T. Brown, Jr. and Lisa R. Brown** at the suit of Springleaf Financial Services of Pennsylvania, Inc. Debt: \$54,636.76.

**Benjamin E. Witmer**, Attorney.

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

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

14-10604

ALL THAT CERTAIN building lot with message thereon erected, situate in **Red Hill Borough**, County of Montgomery and State of Pennsylvania, being more particularly bounded and described according to a plan of lots dated February 6, 1957 and prepared for Jacob Hoffman by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a point, said point being on the course South 72 degrees, 54 minutes West the distance of one hundred eighty-eight feet from the intersection of the center lines of Second Street and proposed Avenue A; said point being also on the center line of aforesaid Second Street; thence South seventeen degrees, six minutes East, two hundred forty-eight and nine one-hundredths feet to a point; thence South seventy-two degrees, fifty-four minutes West the distance of sixty-two feet to a point, a corner of Lots 16 and 19; thence in and along Lot 16 North 21 degrees, 42 minutes West, two hundred forty-eight and eighty-eight one-hundredths feet to an iron pin in the center line of the aforesaid Second Street; thence in and along the center line of the aforesaid Second Street, North 72 degrees, 54 minutes East, eighty-two feet to the point and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, situate in **Upper Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the common property line of lands of Felix Coyle and lands of Paul J. Emery, said point being the following courses and dimensions from the intersection of the center line of Red Hill Road with the center line of Main Street: (1) 785 feet measured Southwesterly along the center line of Red Hill Road; (2) extending along lands of Felix Coyle South 21 degrees, 42 minutes, 30 seconds East, 142.75 feet to the place of beginning; thence extending through other lands of Felix Coyle of which this tract was a part South 50 degrees, 47 minutes, 18 seconds East, 127.15 feet to an iron pin; thence extending along lands of James Gantry South 72 degrees, 54 minutes West, 62 feet to an iron pin; thence along other lands of Paul J. Emery, North 21 degrees, 42 minutes, 30 seconds West, 106.14 feet to the point and place of beginning.

CONTAINING three thousand two hundred eighty-one square feet of land, more or less.

AND ALSO ALL THAT CERTAIN tract of land, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Red Hill Road (as widened to 50 feet from its center line), said point being located 785 feet measured Southwesterly from the intersection of said center line with the center line of Main Street; thence leaving said center line and extending along other lands of Felix Coyle, South 21 degrees, 42 minutes, 30 seconds East, 142.75 feet to a point; thence extending through lands of Paul J. Emery, of which this tract was a part, North 50 degrees, 47 minutes, 18 seconds West, 165 feet to a point in the center line of Red Hill Road; thence extending along the same North 20 degrees, 3 minutes East, 73.45 feet to the point and place of beginning.

CONTAINING three thousand four hundred ninety-three square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN John D. McMullen and John M. McMullen, Jr., by Deed from Catherine J. Zappa and Joseph F. Zappa, by his Attorney in Fact, Catherine J. Zappa, dated 05/30/2003, recorded 06/20/2003 in Book 5460, Page 1955.

Parcel Number: 17-00-00790-00-3.

Location of property: 160 West 2nd Street, Red Hill, PA 18076-1408.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John D. McMullen and John M. McMullen, Jr. a/k/a John M. McMullen** 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 Bear Stearns Asset-Backed Securities Trust 2003-AC4, Asset-Backed Certificates, Series 2003-AC4. Debt: \$206,830.51.

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

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

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

14-10781

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

BEGINNING at a point on the North side of Queen Street a distance of 112 feet, 6 inches Eastwardly from the Northeast intersection of Queen and Mount Vernon Streets a corner of this and land now or late of Richard Lightowler; thence Northwardly a distance of 140 feet to the South side of a 20 feet wide alley, passing in part of said course and distance through the partition or division wall of a double brick message erected on this and lot adjoining to the West; thence Eastwardly along said alley 22 feet, 6 inches to a point a corner of this and other land of Warren B. Zern; thence Southwardly along said land a distance of 140 feet to the North side of Queen Street, aforesaid; thence Westwardly along same 22 feet, 6 inches to the point or place of beginning.

BEING the same premises which Clyde F. Umstead and Mary E. Umstead, his wife by Deed dated 6/30/2000 and recorded 7/7/2000 in Montgomery County in Deed Book 5322, Page 1300 conveyed unto Stacey M. Delgado and Shayne M. Tobin, in fee.

TITLE TO SAID PREMISES IS VESTED IN Barry E. Atkinson, by Deed from Stacey M. Delgado and Shayne M. Tobin, dated 06/14/2002, recorded 07/15/2002 in Book 5416, Page 466.

Parcel Number: 16-00-24156-00-2.

Location of property: 1313 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barry E. Atkinson** at the suit of Provident Funding Associates, L.P. Debt: \$124,654.37 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.

14-19854

ALL THAT CERTAIN unit in the property known, named and identified in the declaration plan referred to below as Townhouses of Twin Brooks, located at 1901 Fitzwatertown Road, **Abington Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated June 18, 1974 and recorded on June 20, 1974 in Deed Book 3952, Page 63; and Declaration Plan dated June 1, 1974 and recorded June 20, 1974 in Deed Book 3952, Page 93; being designated on Declaration Plan as Unit C-22 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.3888.

Parcel Number: 30-00-21364-00-8.

Location of property: 22 Twin Brooks Drive, Willow Grove, PA 19090.

The improvements thereon are: Residential - condominium.

Seized and taken in execution as the property of **Dawn J. Graham and Virnell Graham** at the suit of The Townhouses of Twin Brooks Condominium Association. Debt: \$4,145.40.

**Hal A. Barrow**, Attorney.

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

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

#### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on October 29, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Russell J. Bono, **Sheriff**

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## 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 August 18, 2014, by **Broden, Inc.**, a foreign corporation formed under the laws of the State of New Jersey, where its principal office is located at 2 Valley Road, Denville, NJ 07834, 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.

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## 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.*

**Classic Game Junkie, 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.

**Eli Gabay, Esquire**  
**Solomon, Sherman & Gabay**  
 8 Penn Center, (2200)  
 1628 JFK Blvd.  
 Philadelphia, PA 19103

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**DeKalb Auto Repair 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.

**Howard R. Dias, Esquire**  
 HRD, Ltd.  
 1021 Millcreek Drive, Suite 2  
 Feasterville, PA 19053

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**Familief, 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.

**J & L Classic Nails, 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.

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**McCloskey's Painting Contractors, 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.

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**Mobella Holdings, 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.

**Spadea, Lanard & Lignana**  
 The Philadelphia Bldg., Suite 1532  
 1315 Walnut Street  
 Philadelphia, PA 19107

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**Moonlight Garden Shop, Ltd** 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.

**Richard S. Kempes, Esquire, Solicitor**  
 50 Garden Alley  
 Doylestown, PA 18901

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**The Gary Hines Investment Corporation** 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.

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**TM Music Group 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.

**Saltz Matkov, P.C.**  
 998 Old Eagle School Road, Suite 1206  
 Wayne, PA 19087

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## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 22, 2014, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Greater Conshohocken Business and Development Corporation**

The purposes for which it was organized are: to promote the economic interests of all commercial enterprises in the Greater Conshohocken, Pennsylvania area.

**Mark S. Danek, Esquire**  
 350 Sentry Parkway East  
 Bldg. 630, Suite 110A  
 Blue Bell, PA 19422

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 2014-21157-0

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**Federal National Mortgage Association ("Fannie Mae"),**  
 a corporation organized and existing under the laws  
 of the United States of America,  
 Plaintiff

vs.

**Anne Marie Pettineo, Known Surviving Heir of John D. Pettineo, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of John D. Pettineo, Deceased Mortgagor and Real Owner, Defendant(s)**

**TO:** Unknown Surviving Heirs of John D. Pettineo,  
 Deceased Mortgagor and Real Owner



Premises subject to foreclosure: 421 East Airy Street, Norristown, Pennsylvania 19401.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

### McCabe, Weisberg & Conway, P.C.

**Attorneys for Plaintiff**  
123 S. Broad St., Ste. 1400  
Phila., PA 19109  
215-790-1010

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2008-30639

**Norristown Municipal Waste Authority,**  
Plaintiff

vs.

**Carl S. Lake, Sr. and Patricia Lake,**  
Defendants

Notice is given that the above was named as defendants in a civil action by plaintiff to recover 2007-2008 sewer fees for property located at 111 W. Fomance Street, Norristown, PA, Tax Parcel No. 13-00-12196-00-4. A Writ of Scire Facias for \$1,383.41 was filed. Defendant Patricia Lake is notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

### Portnoff Law Associates, Ltd.

P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

## DISSOLUTION

Notice is hereby given that the shareholders and directors of **Amacar, Industries, Inc.**, a Pennsylvania corporation, with an address of 381 Brooks Road, King of Prussia, PA 19406, have 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.

### Blank Rome LLP

One Logan Square  
130 North 18th Street  
Philadelphia, PA 19103

Notice is hereby given to all creditors and claimants of **Antares Capital Corporation**, a business corporation, with a registered office at 605 Norristown Rd., Horsham, PA 19044, that the shareholders have approved a proposal that the corporation dissolve voluntarily 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.

### Antheil Maslow & MacMinn, LLP, Solicitors

131 W. State Street  
Doylestown, PA 18901

## 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

#### ADAMS, TONI, dec'd.

Late of Hatfield Township.  
Administratrix: JACQUELINE HICKS-PROPHET,  
207 Highgate Avenue,  
Buffalo, NY 14215.  
ATTORNEY: HAROLD K. COHEN,  
101 E. Bells Mill Road,  
Philadelphia, PA 19118

**ALAGO, JAMES L. also known as**

**JAMES ALAGO, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: DENISE A. KULP,  
 c/o Jacqueline J. Shafer, Esquire,  
 21 East Lincoln Avenue, Suite 120,  
 Hatfield, PA 19440.

ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 East Lincoln Avenue, Suite 120,  
 Hatfield, PA 19440

**ASNIS, THEODORE also known as  
TED ASNIS, dec'd.**

Late of Lower Merion Township.  
 Executrix: MELANIE SHARPS,  
 c/o Alan J. Mittelman, Esquire,  
 1635 Market Street, Seventh Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON & ROSEN, P.C.,  
 Seven Penn Center, Seventh Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103

**BEVIVINO, ANTOINETTE, dec'd.**

Late of Borough of Ambler.  
 Executrices: MARIE AND JEAN BEVIVINO,  
 211 E. Mount Pleasant Avenue,  
 Ambler, PA 19002.

**DEWEES, ROBIN J. also known as  
ROBIN DEWEES, dec'd.**

Late of Horsham Township.  
 Administrators: LISA M. LINDELL AND  
 JOSHUA DEWEES,  
 c/o Lauren Donati Callaghan, Esquire,  
 959 West Chester Pike,  
 Havertown, PA 19083.  
 ATTORNEY: LAUREN DONATI CALLAGHAN,  
 ROBERT DeLUCA & ASSOCIATES, LLC,  
 959 West Chester Pike,  
 Havertown, PA 19083

**ESTELLE, CYNTHIA L., dec'd.**

Late of Whitpain Township.  
 Executor: CHARLES H. ESTELLE,  
 c/o Jeffrey A. Drake, Esquire,  
 Drake, Hileman & Davis,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901.  
 ATTORNEY: JEFFREY A. DRAKE,  
 DRAKE, HILEMAN & DAVIS,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901

**FISCHER, DOROTHY V., dec'd.**

Late of Borough of Jenkintown.  
 Executor: BRYAN E. FISCHER,  
 2107 Carol Lane,  
 Norristown, PA 19401.  
 ATTORNEY: JOHN W. LAUFFER,  
 Noble Plaza, Suite 221,  
 801 Old York Road,  
 Jenkintown, PA 19046

**GRAFTON, CALVIN R. also known as  
CALVIN RICHARD GRAFTON, dec'd.**

Late of Franconia Township.  
 Executor: DENNIS C. GRAFTON,  
 932 Route 113,  
 Sellersville, PA 18960.  
 ATTORNEY: R. WAYNE CLEMENS,  
 CLEMENS, NULTY AND GIFFORD,  
 510 E. Broad Street,  
 P.O. Box 64439,  
 Souderton, PA 18964-0439

**GRANOFF, HELYN E. also known as****HELYN ELIZABETH MENGEL GRANOFF, dec'd.**

Late of Lower Providence Township.  
 Executors: DAVID W. GRANOFF AND  
 JAMES F. CARNEY.  
 ATTORNEY: JAMES F. CARNEY,  
 610 West Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**GUARINO, ELIZABETH, dec'd.**

Late of Plymouth Township.  
 Administrator: JAMES GUARINO,  
 c/o Phyllis Horn Epstein, Esquire,  
 1515 Market Street, 15th Floor,  
 Philadelphia, PA 19102.  
 ATTORNEY: PHYLLIS HORN EPSTEIN,  
 EPSTEIN SHAPIRO & EPSTEIN, P.C.,  
 1515 Market Street, 15th Floor,  
 Philadelphia, PA 19102

**HECKLER, MARY LOUISE also known as****MARY LOU HECKLER,  
MARY L. HECKLER and  
MARY HECKLER, dec'd.**

Late of Horsham Township.  
 Executrix: SANDRA H. BYRNE,  
 c/o Lisa H. Lanphear, Esquire,  
 326 Sleepy Hollow Court,  
 Maple Glen, PA 19002.  
 ATTORNEY: LISA H. LANPHEAR,  
 LAW OFFICE OF LISA H. LANPHEAR,  
 326 Sleepy Hollow Court,  
 Maple Glen, PA 19002

**HORNAK, THERESA M. also known as****THERESA M. ROBERTS and  
THERESA ROBERTS, dec'd.**

Late of Borough of Royersford.  
 Co-Executrices: CARMELLA GRACE MUNGIN,  
 532 Second Avenue,  
 Royersford, PA 19468,  
 EMMA JEAN MUNGIN,  
 664 S. 5th Avenue,  
 Royersford, PA 19468.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**HUTCHINSON, JAMES M., dec'd.**

Late of Lower Providence Township.  
 Executrices: JUDITH M. HUTCHINSON AND  
 L. ANN PETROCHKO,  
 c/o Justin C. Esposito, Esquire,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: JUSTIN C. ESPOSITO,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799

**KAPPS, MARCIA, dec'd.**

Late of Bala Cynwyd, PA.  
 Co-Executors: CHRISTIANNE KAPPS,  
 5457 Morse Street,  
 Philadelphia, PA 19131,  
 SARAH KATHRYN KAPPS,  
 124 Sheridan Drive,  
 Atlanta, GA 30305.  
 ATTORNEY: LEE R. ALLMAN,  
 ALLMAN, KELLY & WILLNER, LLC,  
 3 Paoli Plaza, Suite E,  
 Paoli, PA 19301

**KERR, VIRGINIA MARGARET, dec'd.**

Late of Borough of Pottstown.  
 Executrix: DARLENE MEDVETZ,  
 1084 Wilson Street,  
 Pottstown, PA 19464.

**KIENLEN, JOHN N., dec'd.**

Late of Borough of Narberth.  
 Executor: JOAN C. KIENLEN,  
 c/o Barbara M. Smith, Esquire,  
 11 East Airy Street,  
 P.O. Box 510,  
 Norristown, PA 19404.

ATTORNEY: BARBARA M. SMITH, ESQ  
 McTIGHE, WEISS & O'ROURKE, P.C.,  
 11 East Airy Street,  
 P.O. Box 510,  
 Norristown, PA 19404

**KLEBE, ELEANOR CATHERINE also known as**

**ELEANOR C. KLEBE and  
 ELEANORE C. KLEBE, dec'd.**

Late of Whitmarsh Township.  
 Executor: RICHARD P. SMITH,  
 7841 Ridge Avenue, Apt. B162,  
 Philadelphia, PA 19128.

**LYNCH, JOHN HAMILTON, dec'd.**

Late of East Norriton Township.  
 Executrix: DONNA L. BEAHM,  
 1321 Fairfax Street,  
 Allentown, PA 18103-4209.

**MADERIA, HELEN T., dec'd.**

Late of Lower Merion Township.  
 Executors: HERBERT S. RIBAND, JR. AND  
 REGINA O. THOMAS,  
 c/o Heike K. Sullivan, Esquire,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103.

ATTORNEY: HEIKE K. SULLIVAN,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103

**MARINO, DOMINIC F., dec'd.**

Late of Abington Township.  
 Executrix: KATHLEEN MARINO,  
 c/o Joseph J. Fiandra, Esquire,  
 426 North Easton Road,  
 Glenside, PA 19038.  
 ATTORNEY: JOSEPH J. FIANDRA,  
 426 North Easton Road,  
 Glenside, PA 19038

**MILLER, WILLIAM JOSEPH also known as  
 WILLIAM MILLER, dec'd.**

Late of Plymouth Township.  
 Executors: RYAN S. MILLER AND  
 WILLIAM M. MILLER,  
 c/o John I. Gordon, Esquire,  
 632 Germantown Pike,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: JOHN I. GORDON,  
 632 Germantown Pike,  
 Lafayette Hill, PA 19444

**POLIS, S. ROBERT also known as**

**SAMUEL R. POLIS and  
 SAMUEL POLIS, dec'd.**

Late of Abington Township.  
 Executors: ANDREW M. POLIS,  
 650 Green Briar Road,  
 Elkins Park, PA 19027.

ANDREW B. ZLOTNICK,  
 1412 Juniper Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: RICHARD F. STERN,  
 STERN & EISENBERG, PC,  
 1581 Main Street, Suite 200,  
 Warrington, PA 18976

**PRICKETT, STEPHEN S. also known as  
 STEPHEN PRICKETT, dec'd.**

Late of Borough of Bridgeport.  
 Administrator: GERALD T. POTTS, JR.,  
 15 Boulder Lane,  
 Levittown, PA 19054.  
 ATTORNEY: MICHAEL A. LASHNER,  
 Twelve Terry Drive, Suite 105,  
 Newtown, PA 18940

**SELLERS, BRIAN T., dec'd.**

Late of Hatfield Township.  
 Administrator: DANIEL SELLERS,  
 232 Cowpath Road,  
 Souderton, PA 18964.

**SNYDER, HELEN G., dec'd.**

Late of New Hanover Township.  
 Executor: LORI L. DITTMAN,  
 617 Rhoads Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: THOMAS D. LEIDY,  
 42 East 3rd Street,  
 Boyertown, PA 19512

**STOKES, JEANNE MOORE, dec'd.**

Late of Lower Merion Township.  
 Administrator Pendente Lite: JAMES L.  
 HOLLINGER,  
 60 E. Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404.

**THOME JR., WILLIAM, dec'd.**

Late of Horsham Township.  
 Executors: WILLIAM R. THOME AND  
 ROBERT C. THOME,  
 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

**WEINBERG, MARTIN, dec'd.**

Late of Cheltenham Township.  
 Executrix: MARSHA MOSES,  
 c/o Michael E. Markovitz, Esquire,  
 P.O. Box 43187,  
 Philadelphia, PA 19129.  
 ATTORNEY: MICHAEL E. MARKOVITZ,  
 P.O. Box 43187,  
 Philadelphia, PA 19129

**WOOD, SUSANNE VOLLMAR, dec'd.**

Late of Abington Township.  
 Executors: S.B. CAMPION WOOD,  
 7507 Woodlawn Avenue,  
 Elkins Park, PA 19027,  
 JOSEPH H. WOOD,  
 72-38 113th Street, #4D,  
 Forest Hills, NY 11375.  
 ATTORNEY: HENRY M. LEVANDOWSKI,  
 LEVANDOWSKI & DARPINO, LLC,  
 17 Mifflin Avenue, Suite 202,  
 Havertown, PA 19083

**YACKO, MARY LOUISE, dec'd.**

Late of Towamencin Township.  
 Executrix: KATHERINE YACKO,  
 2410 Rosemore Avenue,  
 Glenside, PA 19038.

**Second Publication****BAUMAN, ERNEST R. also known as****ERNEST RENNINGER BAUMAN, dec'd.**

Late of Upper Frederick Township.

Executor: JEFFREY E. BAUMAN,

c/o Tomlinson &amp; Gerhart,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041.

ATTORNEY: BARRY J. TOMLINSON,

TOMLINSON &amp; GERHART,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041

**CASSIDY, VIRGINIA L., dec'd.**

Late of Lower Frederick Township.

Executor: ROBERT JAMES CASSIDY,

3305 W. Moreland Road, Apt. E-121,

Willow Grove, PA 19090.

ATTORNEY: STACEY L. SMITH,

LAW OFFICES OF LANG &amp; SMITH,

375 Indian Creek Drive,

Levittown, PA 19057

**CLEMMER, NORMAN C. also known as****NORMAN CLEMMER, dec'd.**

Late of Franconia Township.

Executor: NORMAN L. CLEMMER,

c/o Jay C. Glickman, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN,

RUBIN, GLICKMAN, STEINBERG &amp; GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446-0726

**EDWARDS, NETTYE MAE also known as****NETTYE EDWARDS, dec'd.**

Late of Borough of Pottstown.

Executor: VICTOR EDWARDS.

ATTORNEY: TERRY L. PARISH,

PAUL R. OBER &amp; ASSOCIATES,

234 North 6th Street,

Reading, PA 19601

**GREENHUT, ANDREW also known as****ANDREW J. GREENHUT, dec'd.**

Late of Upper Frederick Township.

Executor: B. DAVID GUTMAN,

c/o Robert A. Cohen, Esquire,

P.O. Box 1265,

Exton, PA 19341.

ATTORNEY: ROBERT A. COHEN,

RILEY RIPER HOLLIN &amp; COLAGRECO,

P.O. Box 1265,

Exton, PA 19341

**GROSSMAN, JUDITH Z. also known as****JUDITH GROSSMAN, dec'd.**

Late of Whitpain Township.

Executor: EDWARD H. GROSSMAN,

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 &amp;

LUPIN, P.C.,

375 Morris Road,

P.O. Box 1479,

Lansdale, PA 19446-0773

**HARACZKA, MARY E. also known as  
MARY ELLEN HARACZKA, dec'd.**

Late of Limerick Township.

Executrix: TAMMY S. HOFFMAN,

458 Swamp Pike,

Schwenksville, PA 19473.

ATTORNEY: REBECCA A. HOBBS,

O'DONNELL, WEISS &amp; MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

**HYATT, GLADYS M. also known as****GLADYS MARJORIE HYATT,****MARGIE HYATT and****GLADYS HYATT, dec'd.**

Late of Upper Providence Township.

Executor: R. GREGORY HYATT,

2002 Pond Lane,

Phoenixville, PA 19460.

**JACKE, PHYLLIS D., dec'd.**

Late of Abington Township.

Executor: SARAH D. JACKE,

c/o Laura M. Mercuri, Esquire,

104 N. York Road,

Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,

104 N. York Road,

Hatboro, PA 19040

**KENT, JANE L., dec'd.**

Late of West Pottsgrove Township.

Executor: CHAD L. KENT,

c/o Mary C. Crocker, Esquire,

1296 East High Street,

Pottstown, PA 19464.

**LAMBERT JR., JOHN W. also known as****JOHN W. LAMBERT and****JOHN LAMBERT, dec'd.**

Late of Whitmarsh Township.

Executrix: KATHRYN LYNN ROEHM,

c/o Joseph A. Meo, Esquire,

923 Fayette Street,

Conshohocken, PA 19428.

ATTORNEY: JOSEPH A. MEO,

MEO &amp; ASSOCIATES, P.C.,

923 Fayette Street,

Conshohocken, PA 19428

**LOBAUGH, GLORIA L., dec'd.**

Late of Limerick Township.

Administratrices: DEBORAH A. CROUSE AND

DIANA LEE LOBAUGH-BONINI,

c/o E. Kenneth Nyce Law Office, LLC,

105 E. Philadelphia Avenue,

Boyertown, PA 19512.

ATTORNEY: JESSICA R. GRATER,

105 East Philadelphia Avenue,

Boyertown, PA 19512

**LYNCH, HENRY H. also known as****HENRY LYNCH and****HENRY HERMAN LYNCH, dec'd.**

Late of Horsham Township.

Executrix: EVELYN V. LYNCH,

c/o Brian R. Price &amp; Associates,

Pinehill Professional Center,

140 East Butler Avenue,

Chalfont, PA 18914.

ATTORNEY: BRIAN R. PRICE,

BRIAN R. PRICE &amp; ASSOCIATES,

Pinehill Professional Center,

140 East Butler Avenue,

Chalfont, PA 18914

**McSHEA, TERENCE P., dec'd.**

Late of Montgomery County.  
Co-Executors: PATRICK McCLAIN AND  
TERRANCE M. SOUDER.  
ATTORNEY: PATRICK J. McMONAGLE,  
A. VICTOR MEITNER, JR., P.C.,  
564 Skippack Pike,  
Blue Bell, PA 19422,  
215-540-0575

**MICKIEVICZ, JOHN, dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: JOYCE O. LACY,  
c/o Jack F. Wolf, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**MULLEN, GRACE E., dec'd.**

Late of Cheltenham Township.  
Executor: DAVID G. ENNIS,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038.

**PARKER, BEVERLEY also known as**

**BEVERLEY L. PARKER and**  
**BEVERLEY L. FORTINO, dec'd.**  
Late of Borough of Hatboro.  
Executor: CHERYL A. KAUWELL,  
c/o Laura M. Mercuri, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,  
104 N. York Road,  
Hatboro, PA 19040

**PYRON, ARTHUR, dec'd.**

Late of Borough of Pottstown.  
Executor/Administrator: SCOTT F.  
BREIDENBACH, ESQUIRE,  
Breidenbach Associates Law Offices,  
2158 Sunnyside Avenue,  
Pottstown, PA 19464.

**RAWLINS, MARGARET C. also known as**

**PEGGY RAWLINS, dec'd.**  
Late of Upper Moreland Township.  
Executor: SPENCER W. RAWLINS, JR.,  
P.O. Box 208,  
Patuxent River, MD 20670.

**RICHARDS, MINA JOYCE also known as**

**M. JOYCE RICHARDS AND**  
**MINA RICHARDS, dec'd.**  
Late of Lower Providence Township.  
Executor: MARK S. HARRIS,  
Tompkins Financial Bldg., Suite 311,  
1767 Sentry Parkway West,  
Blue Bell, PA 19422.

**ROSENBAUM, JAMES W., dec'd.**

Late of Abington Township.  
Executor: JAMES L. ROSENBAUM,  
15 Downey Drive,  
Horsham, PA 19044.  
ATTORNEY: JOSEPH J. BALDASSARI,  
1043 S. Park Avenue,  
Audubon, PA 19403

**SODY, ROLAND J. also known as**

**ROLAND J. SODY, SR. and**  
**ROLAND JACK SODY, SR., dec'd.**  
Late of Lower Gwynedd Township.  
Executors: UNIVEST BANK AND TRUST CO. AND  
KIMBERLY D. PYE,  
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

**SUDE, PAUL J. also known as**

**PAUL SUDE, dec'd.**  
Late of Lower Merion Township.  
Executrix: KAY SUDE,  
c/o Alan J. Mittelman, Esquire,  
Seven Penn Center, Seventh Floor,  
1635 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: ALAN J. MITTELMAN,  
SPECTOR GADON & ROSEN, P.C.,  
Seven Penn Center, Seventh Floor,  
1635 Market Street,  
Philadelphia, PA 19103

**Third and Final Publication****AHARON, EVELYN SUE also known as**

**EVELYN O. AHARON AND**  
**EVELYN AHARON, dec'd.**  
Late of Lower Merion Township.  
Executor: MICHAEL AHARON,  
c/o David B. Pudlin, Esquire,  
One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933.  
ATTORNEY: DAVID B. PUDLIN,  
HANGLEY ARONCHICK SEGAL PUDLIN &  
SCHILLER,  
One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933

**BADALAMENTI, ANTONINA also known as**

**ANTOINETTE BADALAMENTI, dec'd.**  
Late of Upper Merion Township.  
Executor: FRANK BADALAMENTI,  
c/o Joseph C. DeMaria, Esquire,  
237 Weadley Road,  
King of Prussia, PA 19406.  
ATTORNEY: JOSEPH C. DeMARIA,  
237 Weadley Road,  
King of Prussia, PA 19406

**BETZ, WILLIAM P., SR., dec'd.**

Late of Lower Moreland Township.  
Executrix: JANE K. BETZ,  
c/o Bernard Eizen, Esquire,  
1600 John F. Kennedy Boulevard, 2nd Fl.,  
Philadelphia, PA 19103.  
ATTORNEY: BERNARD EIZEN,  
FLASTER GREENBERG, P.C.,  
4 Penn Center,  
1600 John F. Kennedy Boulevard, 2nd. Fl.,  
Philadelphia, PA 19103



**BOZAN, LOUIS F., dec'd.**

Late of Borough of Norristown.  
 Administrator: ROBERT W. PRICE, ESQ.,  
 1525 Wynnemoor Way,  
 Fort Washington, PA 19034.  
 ATTORNEY: ROBERT W. PRICE,  
 1525 Wynnemoor Way,  
 Fort Washington, PA 19034

**CASERTANO, BARBARA, dec'd.**

Late of Springfield Township.  
 Executrix: MARY P. CONRAD,  
 c/o Maureen L. Anderson, Esquire,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: MAUREEN L. ANDERSON,  
 GUMMER ELDER LAW,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053

**CHARLICK, RICHARD also known as**

**RICHARD B. CHARLICK, dec'd.**  
 Late of Lower Moreland Township.  
 Executrix: CAROL HORVITZ,  
 c/o Joshua B. Horvitz, Esquire,  
 1735 Market Street, Suite 600,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOSHUA B. HORVITZ,  
 FINEMAN KREKSTEIN & HARRIS, P.C.,  
 BNY Mellon Center,  
 1735 Market Street, Suite 600,  
 Philadelphia, PA 19103

**CLARK, EDITH E. also known as**

**EDITH EARLE CLARK, dec'd.**  
 Late of Lower Merion Township.  
 Executor: P. HAMILTON CLARK, III,  
 c/o Amy S. Ufberg, Esquire,  
 2929 Arch Street,  
 Philadelphia, PA 19104-2808.  
 ATTORNEY: AMY S. UFBERG,  
 DECHERT LLP,  
 Cira Centre,  
 2929 Arch Street,  
 Philadelphia, PA 19104-2808

**COLL, PATRICIA L. also known as**

**PATRICIA COLL, dec'd.**  
 Late of Lower Frederick Township.  
 Executrix: MADELAINE LIBERI,  
 c/o Robert J. Breslin, Jr. Esq.,  
 Pappano & Breslin,  
 3305 Edgmont Avenue,  
 Brookhaven, PA 19015.  
 ATTORNEY: ROBERT J. BRESLIN, JR.,  
 PAPPANO & BRESLIN,  
 3305 Edgmont Avenue,  
 Brookhaven, PA 19015-2801

**CUNNINGHAM, RALPH, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: GRANT CUNNINGHAM,  
 1244 Balsam Avenue,  
 Nora Springs, IA 50458.  
 ATTORNEY: BRIAN R. PRICE,  
 BRIAN R. PRICE & ASSOCIATES,  
 140 E. Butler Ave.,  
 Chalfont, PA 18914,  
 215-822-5600

**DAVIS, EVA RUTH also known as**

**E. RUTH DAVIS,  
 RUTH E. DAVIS AND  
 RUTH DAVIS, dec'd.**  
 Late of Lower Providence Township.  
 Executrices: RUTH ANN BURNS AND  
 MARIELOU L. KASOPSKY,  
 c/o William Morrow, Esquire,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW, TOMPKINS, TRUEBLOOD &  
 LEFEVRE, LLC,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401

**DIGIOVANNI, HARRY C., dec'd.**

Late of Whitpain Township.  
 Administrator: SAMUEL MAURIELLO,  
 339 Lindsey Drive,  
 Berwyn, PA 19312.  
 ATTORNEY: SAMUEL MAURIELLO,  
 339 Lindsey Drive,  
 Berwyn, PA 19312

**DINERSTEIN, IDA G., dec'd.**

Late of Abington Township.  
 Co-Executors: ROBIN N. DINERSTEIN AND  
 JERRY DINERSTEIN,  
 240 Buckboard Road,  
 Willow Grove, PA 19090.  
 ATTORNEY: RYAN M. BORNSTEIN,  
 HARVEY BALLARD & BORNSTEIN, LLC,  
 800 Lancaster Avenue,  
 Berwyn, PA 19312,  
 610-408-8388

**DOBSON, JAMES S., dec'd.**

Late of Montgomery Township.  
 Executor: MICHAEL J. DOBSON,  
 c/o Paul A. Coghlan, Esquire,  
 437 Rhawn Street,  
 Philadelphia, PA 19111.  
 ATTORNEY: PAUL A. COGHLAN,  
 437 Rhawn Street,  
 Philadelphia, PA 19111

**GROSS, CAROLYN C. also known as**

**CAROLYN CONANT GROSS, dec'd.**  
 Late of Lower Merion Township.  
 Executors: LESLIE G. HUFF AND  
 CLIFFORD R. GROSS,  
 424 Gulph Creek Road,  
 Radnor, PA 19087.  
 ATTORNEY: JAN A. MARKS,  
 LOVETT BOOKMAN HARMON MARKS LLP  
 120 Fifth Avenue, Suite 2900,  
 Pittsburgh, PA 15222,  
 412-392-2515

**GROTON, NATHANAEL B., dec'd.**

Late of Springfield Township.  
 Executor: RODMAN M. ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: RODMAN M. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118,

**HAWKINS, WINIFRED FRANCES also known as****W. FRANCES HAWKINS, dec'd.**

Late of Upper Providence Township.

Co-Executrices: DEBORAH G. DENNIS AND

LINDA J. DENNIS,

1446 Southwind Way,

Dresher, PA 19025

**HAWKS, JOAN T. also known as****JOAN TOWEY HAWKS, dec'd.**

Late of Worcester Township.

Executrix: LINDA TOKARZ,

c/o Larry Scott Auerbach, Esquire,

1000 Easton Road,

Abington, PA 19001.

ATTORNEY: LARRY SCOTT AUERBACH,

1000 Easton Road,

Abington, PA 19001

**HERRMANN, WILLIAM, dec'd.**

Late of Abington Township.

Executrix: JANET HERRMANN,

610 Montgomery Avenue,

Jenkintown, PA 19046.

**HOFFMAN, MARGARET E., dec'd.**

Late of Borough of Hatboro.

Administratrix: MARGARET E. HOFFMAN,

19 Fulmor Avenue,

Hatboro, PA 19040.

ATTORNEY: ADRIAN L. MEYER,

LAW OFFICES OF ADRIAN L. MEYER,

62 N. Church Street,

Doylestown, PA 18901-4397,

215-345-8811

**KIMBER, RICHARD H., dec'd.**

Late of Whitmarsh Township.

Executors: ROBERT COPE KIMBER,

CHARLES TENISON KIMBER AND

MOIRA B. ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118.

ATTORNEY: MOIRA B. ROSENBERGER,

BARBER, SHARPE &amp; ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118

**KRATZER, HELEN P., dec'd.**

Late of Horsham Township.

Executor: RUSSELL E. KRATZER, III,

4927 Hamilton Drive,

Harrisburg, PA 17109-3211.

ATTORNEY: EDWARD A. ZETICK,

415 Johnson Street, Suite 101,

Jenkintown, PA 19046-2705

**MESHON, MAX, dec'd.**

Late of Lower Merion Township.

Executrix: KAREN M. SACKS,

c/o Marc L. Davidson, Esquire,

290 King of Prussia Road, Suite 110,

Radnor, PA 19087.

ATTORNEY: MARC L. DAVIDSON,

LAW OFFICES OF MARC L. DAVIDSON, LLC,

Radnor Station Two,

290 King of Prussia Road, Suite 110,

Radnor, PA 19087

**MOLL, LEAH M. also known as****LEAH G. MOLL and****LEAH MOLL, dec'd.**

Late of Borough of Pennsburg.

Executor: EVAN C. MOLL,

c/o Tomlinson &amp; Gerhart,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041.

ATTORNEY: STEPHEN J. KRAMER,

TOMLINSON &amp; GERHART,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041-0014

**NELSON, ALICE RITA also known as****ALICE R. NELSON AND****RITA NELSON, dec'd.**

Late of Abington Township.

Executor: JAMES J. NELSON,

c/o Guy F. Matthews, Esquire,

344 West Front Street,

Media, PA 19063.

ATTORNEY: GUY F. MATTHEWS,

ECKELL, SPARKS, LEVY, AUERBACH, MONTE,

SLOANE, MATTHEWS &amp; AUSLANDER, P.C.,

344 West Front Street,

Media, PA 19063

**NIXON, ROBERT M. also known as****ROBERT MELVIN NIXON, dec'd.**

Late of Borough of Lansdale.

Co-Executrices: PEGGY JOY SWOPE

2005 Virginia Lane,

Norristown PA 19403

PATRICIA ANN NIXON,

2620 Skytop Drive,

Pottstown, PA 19464.

ATTORNEY: JOHN J. KILCOYNE,

KILCOYNE &amp; KELM, LLC,

P.O. Box 528,

Worcester, PA 19490

**PANFILE, ELEANOR R., dec'd.**

Late of West Pottsgrove Township.

Executor: PETER A. PANFILE,

64 Longview Road,

Boyertown, PA 19512

**PARK, LIESELOTTE H. also known as****LOTTI PARK, dec'd.**

Late of Borough of Lansdale.

Executrix: HELEN DEVERY,

c/o Albert L. Chase, Esquire,

2031 N. Broad Street, Ste. 137,

Lansdale, PA 19446-1003.

ATTORNEY: ALBERT L. CHASE,

2031 N. Broad Street, Suite 137,

Lansdale, PA 19446-1003

**RAIMO, GIOVANNI, dec'd.**

Late of Plymouth Township.

Executrix: MARIANNA PELORO

DiBENEDETTO,

113 Level Road,

Collegeville, PA 19426.

ATTORNEY: JOSEPH J. PIZONKA,

PIZONKA, REILLEY, BELLO &amp; MCGRORY, P.C.,

Suite 200, 144 E. DeKalb Pike,

King of Prussia, PA 19406

**RAU, LILLIAN G. also known as****LILLIAN GAMBLE RAU, dec'd.**

Late of Lower Gwynedd Township.

Executrix: MARY RAU HILL,

2 Beverly Avenue,

Malvern, PA 19355.

ATTORNEY: EDWARD A. ZETICK,

415 Johnson Street, Suite 101,

Jenkintown, PA 19046-2705

**RIGHTER, IVAN R., dec'd.**

Late of Skippack Township.

Executrix: LORETTA J. RIGHTER.

ATTORNEYS: PORTER &amp; KATZMAN, P.C.,

1117 Bridge Road, Suite A,

P.O. Box 268,

Creamery, PA 19430

**ROBERTO, MARY ROMANO also known as****MARY R. ROBERTO, dec'd.**

Late of Springfield Township.

Executor: JAMES T. ROBERTO,

c/o George M. Riter, Esquire,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,

TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

**ROSE, ELISE G., dec'd.**

Late of Lower Merion Township.

Executors: DEBRA C. LERNER,

MITCHELL B. ROSE AND

ROBIN B. MATLIN,

2000 Market Street, 20th Floor,

Philadelphia, PA 19103-3222.

ATTORNEY: ROBIN B. MATLIN,

FOX ROTHSCHILD LLP,

2000 Market Street, 20th Floor,

Philadelphia, PA 19103-3222

**SAIDEL, MILDRED, dec'd.**

Late of Cheltenham Township.

Executrix: LAURA SAIDEL BARRIS,

c/o Charles Bender, Esquire,

2700 Kelly Road, Suite 300,

Warrington, PA 18976-3624.

ATTORNEY: CHARLES BENDER,

FOX ROTHSCHILD LLP,

2700 Kelly Road, Suite 300,

Warrington, PA 18976-3624

**SANTANGELO, ANTOINETTE, dec'd.**

Late of Towamencin Township.

Executor: PATRICK O'NEILL,

c/o David W. Conner, Esquire,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446.

ATTORNEY: DAVID W. CONNER,

DISCHELL, BARTLE &amp; DOOLEY, PC,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446

**SHEERR, SHIRLEE also known as****SHIRLEE E. SHEERR and****SHIRLEE ETTA SHEERR, dec'd.**

Late of Borough of Jenkintown.

Executor: BRAD SINGER,

c/o Hope Bosniak, Esquire,

Dessen, Moses &amp; Rossitto,

600 Easton Road,

Willow Grove, PA 19090.

ATTORNEY: HOPE BOSNIAK,

DESSEN, MOSES &amp; ROSSITTO,

600 Easton Road,

Willow Grove, PA 19090

**SHIHADDEH, ELKE M., dec'd.**

Late of Lower Merion Township.

Executor: FRANCIS C. ORTNER, III,

4 Mystic Lane,

Malvern, PA 19355.

ATTORNEY: FRANCIS C. ORTNER, JR.,

4 Mystic Lane,

Malvern, PA 19355

**SMITH, WILLIAM E. also known as****WILLIAM SMITH, dec'd.**

Late of Lower Providence Township.

Executrix: MICHELE ANN SMITH,

c/o Thomas J. Burke, Jr., Esquire,

15 Rittenhouse Pl.,

Ardmore, PA 19003.

ATTORNEY: THOMAS J. BURKE, JR.,

HAWES &amp; BURKE,

15 Rittenhouse Pl.,

Ardmore, PA 19003

**SPONSELLER, WILLIAM J., dec'd.**

Late of Lower Providence Township.

Executor: DAVID M. SPONSELLER,

c/o Donald F. Copeland, Esquire,

167 Daylesford Blvd.,

Berwyn, PA 19312.

ATTORNEY: DONALD F. COPELAND,

167 Daylesford Blvd.,

Berwyn, PA 19312

**ST. ONGE, JACK H., dec'd.**

Late of Plymouth Township.

Administrator: JACK ST. ONGE,

3551 Glenridge Drive,

Sherman Oaks, CA 91423.

ATTORNEY: SUZAN G. LEONARD,

108 West Walnut Street,

North Wales, PA 19454

**STAHL, EARL W., dec'd.**

Late of Borough of Schwenksville.

Executrix: JOAN A. SMITH,

c/o Robert L. Brant &amp; Assoc., LLC.

ATTORNEY: ROBERT L. BRANT, JR.,

ROBERT L. BRANT &amp; ASSOCIATES, LLC,

572 W. Main Street,

P.O. Box 26865,

Trappe, PA 19426-0865

**TRUBMAN, ABRAHAM, dec'd.**

Late of Abington Township.

Executor: ROBERT SLUTSKY,

600 West Germantown Pike, #400,

Plymouth Meeting, PA 19462.

ATTORNEY: ROBERT M. SLUTSKY,

ROBERT M. SLUTSKY ASSOCIATES,

600 West Germantown Pike, #400,

Plymouth Meeting, PA 19462

**TURNER, MILDRED M., dec'd.**

Late of Worcester Township.

Executor: RODMAN M. ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118.

ATTORNEY: RODMAN M. ROSENBERGER,

BARBER, SHARPE & ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118

**WALTERS, CLARENCE S., dec'd.**

Late of Horsham Township.

Executor: C. STANLEY WALTERS, JR.,

22 Fitzwatertown Road,

Willow Grove, PA 19090.

ATTORNEY: DAVID P. GRAU,

911 N. Easton Rd.,

P.O. Box 209,

Willow Grove, PA 19090

**WEAND, BARRY L. also known as**

**BARRY WEAND and**

**BARRY LEE WEAND, dec'd.**

Late of Douglass Township.

Administrator d.b.n.c.t.a.: GREGORY W.

PHILIPS, ESQUIRE, YERGEY.DAYLOR.

ALLEBACH.SCHEFFEY.PICARDI,

1129 E. High Street,

P.O. Box 776,

Pottstown, PA 19464-0776.

**ZIMMERMANN, STELLA M. also known as**

**STELLA MARILYN ZIMMERMANN, dec'd.**

Late of Abington Township.

Executor: G. WILLIAM ZIMMERMANN,

749 Dale Road,

Huntingdon Valley, PA 19006.

ATTORNEY: EDWARD A. ZETICK,

415 Johnson Street, Suite 101,

Jenkintown, PA 19046-2705

**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*

**Bayspan Wealth Group, a private wealth advisory practice of Ameriprise Financial Services** with its principal place of business at 456 Germantown Pike, Lafayette Hill, PA 19428.

The name and address of the person owning or interested in said business is: David Repko, 456 Germantown Pike, Lafayette Hill, PA 19428.

The application was filed on August 4, 2014.

**CJR Construction Group** with its principal place of business at 34 N. Grange Avenue, Collegeville, PA 19426.

The name and address of the person owning or interested in said business is: Charles Ritter, 34 N. Grange Avenue, Collegeville, PA 19426.

The application was filed on July 14, 2014.

**WFB Law** with its principal place of business at 661 Moore Road, Suite 105, King of Prussia, PA 19406.

The name and address of the person owning or interested in said business is: Wendy F. Blecinski, 661 Moore Road, Suite 105, King of Prussia, PA 19406.

The application was filed on July 30, 2014.

**Wendy F. Blecinski, Solicitor**

661 Moore Road, Suite 105

King of Prussia, PA 19406

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on August 9, 2014 with the Pennsylvania Department of State for **Ralphs Hut LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**SALE OF REAL ESTATE**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2013-13870

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION"),**  
PLAINTIFF

VS.

**JOSEPH GIONGO, JACKLYN MIKALONIS, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF BERNADETTE GIONGO, SHANE GIONGO, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF BERNADETTE GIONGO AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADETTE GIONGO, DECEASED,**  
DEFENDANT(S)

**NOTICE TO:** UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADETTE GIONGO, DECEASED

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Being Premises: 129 WEST 8TH AVENUE, CONSHOHOCKEN, PA 19428-1403

Being in CONSHOHOCKEN BOROUGH, County of MONTGOMERY, Commonwealth of Pennsylvania, 050000720004

Improvements consist of residential property.

Sold as the property of **JOSEPH GIONGO, JACKLYN MIKALONIS, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF BERNADETTE GIONGO, SHANE GIONGO, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF BERNADETTE GIONGO AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADETTE GIONGO, DECEASED**

Your house (real estate) at 129 WEST 8TH AVENUE, CONSHOHOCKEN, PA 19428-1403 is scheduled to be sold at the Sheriff's Sale on 10/29/2014 at 01:00 PM, at the Montgomery County Court House, P.O. Box 311, Norristown, PA 19404, to enforce the Court Judgment of \$220,526.05, obtained by FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") (the mortgagee), against the above premises.

**PHELAN HALLINAN, LLP**  
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2014-02996

**WELLS FARGO BANK, N.A.,**  
PLAINTIFF

VS.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER JACQUELINE V. VANIVER,  
DECEASED,**  
DEFENDANT(S)

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JACQUELINE V.  
VANIVER, DECEASED**

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

Being Premises: 1311 FAIRACRES ROAD,  
JENKINTOWN, PA 19046-2913

Being in ABINGTON TOWNSHIP, County of  
MONTGOMERY, Commonwealth of Pennsylvania,  
30-00-18604-00-5

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JACQUELINE V. VANIVER, DECEASED

Your house (real estate) at 1311 FAIRACRES ROAD,  
JENKINTOWN, PA 19046-2913 is scheduled to be sold  
at the Sheriff's Sale on 10/29/2014 at 01:00 PM, at the  
Montgomery County Court House, P.O. Box 311,  
Norristown, PA 19404, to enforce the Court Judgment of  
\$436,633.32, obtained by WELLS FARGO BANK, N.A.  
(the mortgagee), against the above premises.

**PHELAN HALLINAN, LLP**  
Attorney for Plaintiff

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**EXECUTIONS ISSUED**

**Week Ending August 25, 2014**

**The Defendant's Name Appears  
First in Capital Letters**

ADAMS, JEFFREY - Cach, LLC; 201330999;  
WRIT/EXEC.  
BALLERINO, WILLIAM: ELEANOR -  
Us Bank National Association; 201410443.  
BARRETT, MARLENE: JOHN - Jpmorgan  
Chase Bank National Association, et al.;  
201214732; AMEND IN REM ORDER/211,960.47.  
BETHAM, STACY: PNC BANK, GRNSH. -  
Palisades Collection, LLC, et al.; 200802070;  
WRIT/EXEC.  
CANAZARO, JOSEPH - 3120 Penn Associates, LLC;  
201030388; \$623,817.08.  
CHOWNS FABRICATING AND RIGGINS, INC.:  
UNIVEST BANK AND TRUST COMPANY,  
GRNSH. - David E Hohenshilt, Inc.; 201417829;  
WRIT/EXEC.  
DVFG RETIREMENT PLAN SERVICES, INC.:  
DELAWARE VALLEY FINANCIAL GROUP, INC.: LLC:  
VANTAGE POINT BANK, GRNSH., ET AL. -  
Bancorp Bank; 201334599; WRIT/EXEC.  
EISENGART, TAMMY: BANK OF AMERICA,  
GRNSH. - Commonwealth Financial Systems, Inc.;  
201403019; WRIT/EXEC.  
EXPERT SERVICE PROVIDERS, LLC: M & T BANK,  
GRNSH. - Pennsylvania Unemployment  
Compensation Fund; 201461875; \$2,705.31.  
FRETZ, WILLIAM: FREEMAN, JOHN:  
COVENANT PARTNERS, L.P.: PET360, INC.,  
GRNSH., ET AL. - Tripartite, LLC; 201424052;  
\$2,500,000.00.  
FRIMPONG, HAROLD: PNC BANK, GRNSH. -  
Midland Funding, LLC; 201117283; WRIT/EXEC.  
GIANNONE, CARMEN: WELLS FARGO BANK NA,  
GRNSH. - Philadelphia Insurance Premium Pay, LLC;  
201416703; WRIT/EXEC.  
GLIBA, THOMAS - Bank Of America Na, et al.;  
201328087; \$208,613.78.  
GROFF, SUSAN: SUSAN: ROYDEN, ET AL. -  
Bac Home Loans Servicing, L.P., et al.; 201012228;  
AMEND IN REM/232,120.02.  
HILL, TAMMY: WACHOVIA BK, GRNSH. -  
Commonwealth Finl Systems, Inc.; 200614563.  
HIPPLE, MARY: SCHRAP, MARINUS -  
Jpmorgan Chase Bank National Association, et al.;  
201205788; \$223,437.98.  
HUNTER, DANIELLE - Beneficial Consumer  
Discount Company, et al.; 201100211.  
JAMES, RUTH: ESTATE OF RAYMOND JAMES -  
Wells Fargo Bank National Association, et al.;  
201420315; \$61,807.76.  
JAMISON, MARK: TD BANK NA, GRNSH. -  
Midland Funding, LLC, et al.; 200927736;  
WRIT/EXEC.  
KNOLL, BRUCE: WELSH-KNOLL, MARIANN -  
First Niagara Bank Na, et al.; 201400702;  
IN REM ORDER/85,768.34.  
LARTIGUE, KATHRYN: FIRST TRUST SAVINGS BANK,  
GRNSH. - Alliance Capital Management; 201212189;  
WRIT/EXEC.



- LASSEN, ADAM: NAVY FEDERAL CREDIT UNION, GRNSH. - Hawthorne Townhomes; 201424147; \$4,771.55.
- LESSNER, BARBARA: MICHAEL - Ing Bank Fsb, et al.; 201400186; \$1,217,549.55.
- MAIORANA, JOHN: QUINN, SHARON - Bank Of America Na, et al.; 201329616; \$240,861.02.
- MARIN, BRIAN: FUSTER-MARIN, SUSAN - Citibank Na, et al.; 201407403; \$462,451.76.
- MILLES, WILLIAM: CITIZENS BANK, GRNSH. - Meitner, A.; 201423734; \$10,572.65.
- OBRIEN, JOSEPH: O BRIEN, JOSEPH - Hsbc Bank Usa National Association, et al.; 201417447; \$62,455.23.
- ORGANSKI, MICHAEL: DINENNA, JOHN: ROSALES, JUSTINO, ET AL. - First Niagara Bank Na; 201210567.
- ORGANSKI, MICHAEL: DINENNA, JOHN: ROSALES, JUSTINO, ET AL. - First Niagara Bank Na; 201210547.
- ORGANSKI, MICHAEL: DINENNA, JOHN: ROSALES, JUSTINO, ET AL. - First Niagara Bank Na; 201210596.
- OSWALD, MARY: DAVID: WACHOVIA BANK, GRNSH. - Midland Funding, LLC; 200833927; WRIT/EXEC.
- PAONE, LISA - Cach, LLC; 201231914; \$4,731.85.
- PARKER OIL CO: SYCAMORE ENERGY-ROCKAWAY RETAIL, LLC, GRNSH. - Superior Plus Energy Services, Inc.; 201424237; \$282,756.58.
- RAIBLE, DAVID: STARR - Deutsche Bank National Trust Company, et al.; 200937185; \$518,979.15.
- SULLIVAN, DARLENE - Cach, LLC; 201332839; \$7,609.36.
- THACKER, PAULA: WELLS FARGO BANK, GRNSH. - Ford Motor Credit Company; 201201601.
- THORNE, SUZANNE: CITIBANK, GRNSH. - Midland Funding, LLC; 200922315; WRIT/EXEC.
- TOSCO, ANTHONY: TD BANK, GRNSH. - Ambler Savings Bank; 201327201; ORDER/66,666.79.
- TOWNSHAPES, LLC: CITIZENS BANK, GRNSH. - John H Kennedy & Associates, LLC; 201202516; \$3,615.60.
- UNITED STATES SPRINKLERS, LLC: WELLS FARGO, GRNSH. - Evanston Insurance Co; 201405205; WRIT/EXEC.
- VON TROTT, KRISTEN: VON TROTT GIANGIULIO, KRISTEN: GIANGIULIO, DAVID, ET AL. - Jpmorgan Chase Bank National Association; 201408718.
- YERGER, GENE - First Savings Bank Of Perkasio; 201308618; ORDER IN REM/132,150.48.
- CAIN, ASHLEY - Midland Funding Llc; 201423504; Judgment fr. District Justice; \$1567.78.
- CONDATA INC: MCMAHON, NORMAN: PAY-ALL SOLUTIONS LLC - Green Silverstein And Groff Llc; 201423468; Certification of Judgment; \$WRIT/EXEC.
- CROYLE, PETER - Midland Funding Llc; 201423514; Judgment fr. District Justice; \$1508.76.
- DEWEESE, BRYAN - American Express Centurion Bank; 201423744; Certification of Judgment; \$5863.91.
- EWING, ALLEN: REEVES, MICHAEL - Audubon Square Inc; 201422577; Complaint In Confession of Judgment; \$127,781.00.
- GEISSLER, GARY - Discover Bank; 201423549; Judgment fr. District Justice; \$7,165.00.
- GOODING, JOBIE - Lvnv Funding Llc; 201423533; Judgment fr. District Justice; \$1267.24.
- HAFER, CHRISTINE: DALE - Nelnet Inc; 201423515; Certification of Judgment; \$7495.65.
- HOSSIAN, MOHAMMED - Discover Bank; 201423550; Judgment fr. District Justice; \$9,280.80.
- KIEFER, JILL - Hess, George; 201423539; Judgment fr. District Justice; \$6592.34.
- LARK, WILLIAM - Midland Funding Llc; 201423517; Judgment fr. District Justice; \$1939.37.
- MADONNA, TONI - Velocity Investments Llc; 201423433; Judgment fr. District Justice; \$5694.32.
- MCMONAGLE, BRAD - Knebels, Allison; 201423472; Judgment fr. District Justice; \$5122.55.
- ONEAL, JAMES - Discover Bank; 201423552; Judgment fr. District Justice; \$6,527.04.
- OWENS, MICHAEL - Midland Funding Llc; 201423505; Judgment fr. District Justice; \$1432.67.
- SEUNARINE, JOAN - Discover Bank; 201423560; Judgment fr. District Justice; \$3,317.93.
- SILL, DAVID - Discover Bank; 201423566; Judgment fr. District Justice; \$2,267.95.
- SIMPSON, DARLENE - Lvnv Funding Llc; 201423435; Judgment fr. District Justice; \$1004.26.
- SLATER, WILLIAM - Velocity Investments Llc; 201423528; Judgment fr. District Justice; \$6185.07.
- STEVENS, JENNIFER - Palisades Collection Llc; 201423434; Judgment fr. District Justice; \$2913.25.
- THARAN, MARIA - Discover Bank; 201423562; Judgment fr. District Justice; \$8,029.37.
- TWARON, FRAN - Midland Funding Llc; 201423516; Judgment fr. District Justice; \$5218.64.
- WILLMAN, LEO - Velocity Investments Llc; 201423532; Judgment fr. District Justice; \$4842.93.

**ABINGTON TWP. -****entered municipal claims against:**

Unknown Heirs Successors Of Assigns Of  
Maria Eames: Eames, Maria; 201423395; \$1265.86.

**LOWER MERION TWP. -****entered municipal claims against:**

Avis, Baruch; 201423584; \$91.00.  
Baranzano, Richard: Ronald; 201423580; \$305.00.  
Barlas, Seymour: Seymour, Shayna; 201423583; \$426.00.  
Blyn, George: Charlotte; 201423603; \$305.00.  
Braid, Steven: Cathy; 201423581; \$426.00.  
Braun, Raymond; 201423596; \$365.00.  
Carlin, Alexis: Jeannette; 201423574; \$426.00.  
Chamoun, Eve: Bosnick, Eve; 201423575; \$426.00.  
Colen, Jeffrey: Alyse; 201423569; \$365.00.

**JUDGMENTS AND LIENS ENTERED****Week Ending August 25, 2014****The Defendant's Name Appears  
First in Capital Letters**

BAILEY, ROBERT - Discover Bank; 201423561; Judgment fr. District Justice; \$4,057.77.

BIELECKI, MATTHEW - Capital One Bank Usa Na; 201422358; Judgment fr. District Justice; \$2,259.31.

BORN, DANIELLE - Lvnv Funding Llc; 201423471; Judgment fr. District Justice; \$1146.36.

Deutsche Bank National Trust Company; 201423591; \$585.00.  
 Dicicco, Laurie; 201423588; \$426.00.  
 Dlj Mortgage Capital Inc; 201423600; \$365.00.  
 Embry, Nancy; 201423599; \$426.00.  
 Gonzalez, Heidi: Taylor, Blaine; 201423594; \$365.00.  
 Gorra, David; 201423602; \$426.00.  
 James, Thomas: Pheronette; 201423586; \$426.00.  
 Jones, Nathan: Denise; 201423585; \$525.00.  
 Katz, Jeffrey; 201423573; \$365.00.  
 Koss, David: Freya; 201423578; \$305.00.  
 Mancuso, Lynne; 201423572; \$365.00.  
 Pickering, Jack: Linda; 201423590; \$646.00.  
 Powers, Charles: Maureen; 201423571; \$585.00.  
 Quinley, Edward: Mary; 201423568; \$426.00.  
 Rufo, Anthony; 201423598; \$215.00.  
 Scarpato, Frank; 201423579; \$426.00.  
 Smith, Eldora: Burton; 201423587; \$305.00.  
 Stefan, Gerard: Alexa; 201423589; \$61.00.  
 Strong, James; 201423592; \$426.00.  
 Toll, Martin: Gloria; 201423593; \$305.00.  
 Watt, Jennifer; 201423595; \$305.00.  
 Wayden, Richard; 201423577; \$305.00.  
 Young, Galen: Elizabeth; 201423576; \$215.00.

#### **PENNSBURG BORO. -**

##### **entered municipal claims against:**

Goldberg, Frank; 201423459; \$239.50.  
 Goldberg, Frank; 201423460; \$214.50.

#### **PENNA. DEPT. OF REV. -**

##### **entered claims against:**

Abuco Inc; 201462663; \$639.49.  
 Adams, Naomi; 201462587; \$3,102.27.  
 Addesso, John: Severino Addesso & Son Inc; 201462607; \$184.46.  
 Advanced Physiotherapy Inc; 201462661; \$452.04.  
 Ali, Mahmudun; 201462654; \$1,208.98.  
 All County Art Expo Inc; 201462618; \$1019.59.  
 Almeklafi Inc; 201462563; \$970.22.  
 Als Auto Care Inc; 201462651; \$763.37.  
 American Mexican Cuisine Restaurant Inc; 201462656; \$496.43.  
 Athena Health Inc; 201462599; \$571.71.  
 Baumhauer, George; 201462565; \$1037.40.  
 Benford, Dolores; 201462593; \$523.57.  
 Best Construction Services Inc; 201462658; \$833.13.  
 Boardman, Peter; 201462591; \$296.86.  
 Bobs Automotive Clinic Inc; 201462597; \$689.55.  
 Boiler Erection & Repr Co Inc; 201462624; \$4271.84.  
 Bugay, Arthur; 201462570; \$17044.69.  
 Burger Monger Willow Grove Llc; 201462640; \$5327.69.  
 Caribbean Bamboo Hut; 201462619; \$324.35.  
 Carpenter, Marilyn; 201462662; \$630.21.  
 Centurion Dental Laboratory Inc; 201462626; \$517.24.  
 Chiaro, Vincenza; 201462612; \$1134.29.  
 Cognis It Advisors Llc; 201462567; \$4218.93.  
 Compass Tax And Financial; 201462664; \$381.38.  
 Cubicles Direct Llc; 201462638; \$2119.01.  
 Dannicole Llc; 201462648; \$961.86.  
 Deks Automotive Inc; 201462641; \$2347.08.  
 Delaware Valley Restoration Llc; 201462595; \$583.12.  
 Dl Solutions Inc; 201462600; \$1148.27.  
 Dolan, Richard: Thress, Kristen; 201462605; \$648.49.  
 Donna L Kyle Pc; 201462628; \$1566.93.  
 Eagleville Fence Co Inc; 201462659; \$12681.22.

El Tahreer Llc; 201462649; \$5591.88.  
 Feine Company; 201462566; \$3716.62.  
 Firinji Corporation; 201462632; \$2090.48.  
 Flips Llc; 201462601; \$906.29.  
 Forge Media Llc; 201462629; \$963.24.  
 Fretz, Jacqueline; 201462611; \$1146.14.  
 Genesis Creative Promotions Llc; 201462594; \$1132.00.  
 Gilly, Richard: Simon, Pamela; 201462575; \$5948.53.  
 Golden Glo Carpet Cleaners Inc; 201462646; \$3779.83.  
 Goodfellas Pizzeria Inc; 201462625; \$552.19.  
 Gulati, Sejal: Beads & More Llc; 201462610; \$1897.14.  
 Harleysville Bridal Center Inc; 201462590; \$12880.25.  
 Island Property Management Services Llc; 201462643; \$554.81.  
 Jd Enterprises Mp Llc; 201462596; \$8597.40.  
 Jenkintown Window Cleaning Co Inc; 201462634; \$295.42.  
 Johnson, Stephanie; 201462568; \$1961.28.  
 Jp & Sn Enterprises Inc; 201462660; \$313.03.  
 Juice Plus At Kop; 201462665; \$547.71.  
 Karp, Michael; 201462588; \$14,837.56.  
 Kelly, Edward: Susan; 201462604; \$3203.32.  
 Kern, Cindy: Scott; 201462572; \$1253.87.  
 Kim, Nammin: Eunjoo; 201462574; \$2140.10.  
 L&M Hansberry Inc; 201462639; \$824.35.  
 La Cocina Gordita Inc; 201462598; \$4844.77.  
 Lasorda, Dennis: Sharon; 201462571; \$921.62.  
 Leslie Bankoff Do Pc; 201462645; \$9088.26.  
 Ludomirski, Abraham: Edna; 201462584; \$11,564.26.  
 M & N Art Expo Inc; 201462615; \$634.10.  
 Madi Krupa Inc; 201462642; \$589.61.  
 Mahoney Cafe Corp: Mahoney, Ronald; 201462609; \$15219.46.  
 Mahoney, Margaret: Mahoney Cafe Corp; 201462608; \$15219.46.  
 Marroquin, Alfonso; 201462652; \$294.10.  
 Martin, Zachary; 201462573; \$1081.14.  
 Mccarthy, William; 201462637; \$1342.93.  
 Mckesson Health Solutions Holding Llc; 201462562; \$1108.27.  
 Medicated Enterprises Llc; 201462627; \$480.21.  
 Mid Atlantic Building Services Llc; 201462630; \$343.22.  
 Milkboy Coffee Llc; 201462631; \$679.38.  
 Miller, William; 201462644; \$338.97.  
 Mj Cleaners Inc; 201462636; \$432.31.  
 Myers, Adam; 201462589; \$1036.78.  
 Nguyen, Linh; 201462602; \$1524.40.  
 One Eleven Property Services Inc; 201462592; \$3752.54.  
 Pedrick Site Work Contractors Llc; 201462613; \$1922.98.  
 Peguero, Hector: De Peguero, Aura; 201462606; \$1029.73.  
 Pizza Mista Of Horsham Inc; 201462633; \$773.77.  
 Plymouth Meeting Crescent Hotel Lp; 201462617; \$543.64.  
 Pottstown Diner Llc; 201462620; \$5569.64.  
 Pro Tool Industries Inc; 201462622; \$5905.82.  
 R 2 L Inc; 201462635; \$1942.14.  
 Rebound Communications Llc; 201462616; \$402.85.  
 Robert Ellis Auto Inc; 201462621; \$12451.03.  
 Rogers, Roxie; 201462678; \$1,336.84.  
 Rubert, Rudolph; 201462653; \$691.40.  
 Sanchez, Jose; 201462650; \$1030.36.  
 Shissler, Todd: Kerry; 201462676; \$846.14.  
 Spectrodyne Inc; 201462623; \$1484.85.  
 Spotless Commercial Cleaning Llc; 201462614; \$1148.71.  
 Swift Industries Inc; 201462564; \$3506.51.  
 Taqueria Chavinda Inc; 201462657; \$311.89.  
 Tlb Wholesale Inc Rose Velt; 201462647; \$2890.03.

Weldon, Alma; 201462603; \$637.29.  
 Wexler, Cindy; 201462569; \$1615.48.  
 Williamson Hospitality Services Inc; 201462561;  
 \$24706.34.  
 Yoo, Han; Yae; 201462671; \$2,239.16.

**PENNA. UNEMP. COMP. FUND -  
 entered claims against:**

Clutch Holdings Llc; 201462544; \$2434.99.  
 Commerce Square Apts; 201462558; \$547.90.  
 Curds & Whey Holdings Llc; 201462550; \$556.53.  
 El Tahreer Llc; 201462548; \$1317.99.  
 Elizabeth A Savitt Esquire Pc; 201462546; \$1587.97.  
 Gwynedd Valley Electrical Inc; 201462557; \$1424.50.  
 Ichiban Hibachi Supreme Buffet Llc; 201462545; \$965.42.  
 Interdigital Administrative Solutions Inc; 201462552;  
 \$9133.01.  
 Interdigital Communications Inc; 201462554; \$24836.42.  
 Jay St Video Games Inc; 201462541; \$525.89.  
 Mida Holdings Inc; Parmid Home; 201462560; \$505.73.  
 Nextgen Healthcare Information Systems Llc;  
 201462553; \$24,087.21.  
 North Wales Pa 744 Llc; 201462542; \$12860.65.  
 Pizza Mista Of Horsham Inc; Pizza Mista; 201462543;  
 \$614.18.  
 Puglio Inc; 201462559; \$1277.33.  
 Razz Enterprises Inc; 201462540; \$2463.13.  
 Romova Insurance Group; 201462556; \$762.63.  
 Significa Corp; 201462539; \$781.65.  
 Standard Modern Lathes Llc; 201462576; \$4066.85.  
 Upper Merion Swim & Tennis Club Ltd; 201462547;  
 \$1138.50.  
 Winick Consulting Inc; 201462555; \$923.01.

**POTTSTOWN BORO. -  
 entered municipal claims against:**

Crook, Joseph; Mary; 201423426; \$633.84.  
 Lattanze, David; Jennifer; 201423423; \$683.84.  
 Travis, Kathleen; 201423420; \$633.84.  
 Unknown Heirs Successors Of Assigns Of Kerry D  
 Grace; Grace, Kerry; 201423403; \$610.11.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Altomari, James; 201423427; \$651.99.  
 Bailey, Thomas; Estate Of James E Bailey; 201423431;  
 \$633.84.  
 Fallstich, Ian; Estate Of Terry L Fallstich; 201423400;  
 \$675.42.  
 Fallstich, Ian; Estate Of Terry L Fallstich; 201423425;  
 \$683.84.  
 Green Door Properties Llc; 201423429; \$727.57.  
 Kauffman, Robert; 201423424; \$633.84.  
 Nationstar Mortgage Llc; 201423428; \$783.08.  
 Roberts, Raymond; Henley, Andrea; 201423422; \$743.12.  
 Utah, Chinedum; Chukwuma; 201423406; \$768.73.

**UNITED STATES INTERNAL REV. -  
 entered claims against:**

Cleary, Robert; 201470710; \$131665.04.  
 Hoover, Kim; Marian; 201470715; \$55427.96.  
 Jun, Young; Jung, Yun; 201470707; \$4562.73.  
 Lazarus, Helene; 201470711; \$25287.89.  
 Lila Inc; Trooper Diner; 201470703; \$10085.34.  
 Mccartney, Richard; 201470709; \$107927.60.  
 Mcelduff, Michael; 201470702; \$82197.21.

Mensick, Shawn; 201470712; \$11161.88.  
 Power Supply Inc; 201470708; \$26152.49.  
 Rightcare Solutions Llc; Bowles, Kathryn; 201470705;  
 \$4783.44.  
 Scott, Kena; 201470716; \$8165.87.  
 Seiken, Lynn; 201470706; \$208001.87.  
 Shanks, Scott; 201470714; \$79481.90.  
 Thomas, Heather; Bryan; 201470713; \$107177.06.

**UPPER MORELAND TWP. / HATBORO BORO.  
 JOINT SEWER AUTH. -  
 enter municipal claims against:**

Cirino, Vincent; 201423763; \$952.73.  
 Norton, Gail; 201423711; \$646.34.  
 Ryan, Patrick; Sheri; 201423712; \$379.21.  
 Schlotter, Andrew; Michael; 201423713; \$547.94.

**WEST NORRITON TWP. -  
 entered municipal claims against:**

Garman, Christopher; Julie; 201423448; \$1138.43.

**WISSAHICKON SCHOOL DIST. -  
 entered municipal claims against:**

Curran, Adrian; 201423761; \$1825.11.  
 Desilva, Elizabeth; 201423759; \$2411.91.  
 Dickson, David; Elizabeth; 201423758; \$13315.96.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 25, 2014**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

***NOT AVAILABLE DURING TIME OF PRINT***

**SUITS BROUGHT**

**Week Ending August 25, 2014**

**The Defendant's Name Appears  
 First in Capital Letters**

ADAMS, JOHN - Cox, Tametria; 201423269;  
 Complaint for Custody/Visitation.  
 ARDUINO, DENISE: ANTHONY - Citimortgage Inc;  
 201423775; Complaint In Mortgage Foreclosure;  
 Bates, Kenya.  
 ARTHURS, BRENDAN - Marin, Maegan; 201423476;  
 Complaint Divorce.  
 ARUMUGHAM, RASAPPA - Doeblner, Bernard;  
 201423604; Civil Action; Caracappa, Joseph P.  
 BAKER, JASON - Klampfer, Donna; 201423531;  
 Civil Action; Hill, Leonard K.  
 BANEGAS, JOSE: ESPINAL, MARIA -  
 Vanegas, Jeni; 201423035; Complaint for  
 Custody/Visitation; Mixon, Justin.  
 BECK, RONALD - Beck, Jennifer; 201423416;  
 Complaint Divorce.  
 BERKE, STEPHEN: ANGELA - Wells Fargo Bank Na;  
 201423707; Complaint In Mortgage Foreclosure;  
 Osborne, Bradley J.  
 BESSINGER, STEVEN - Dwyer, Sandra;

- 201422989; Complaint for Custody/Visitation; Newman, Amy S.
- BOARD OF ASSESSMENT APPEALS OF MONTGOMERY COUNTY - Sananman, Peter; 201423509; Appeal from Board of Assessment.
- BONILLA, JAVIER - Munoz-Lobato, Milagros; 201423534; Complaint for Custody/Visitation.
- CAPPELLETTI, CHARLOTTE: JOHN - Hickson, Thomas; 201423536; Civil Action; Ullman, Joyce.
- CAPPELLO, BRIDGET - Cappello, Joseph; 201423475; Complaint Divorce; Young, Cheryl L.
- COLBY, TYLER - Colby, Marinda; 201423455; Complaint Divorce; Mittman, Norman.
- DAKU, SHANNEA: TUCKER, MICHAEL - Thompson, Aaminah; 201423765; Complaint for Custody/Visitation.
- DARDEN, RILEY: TAYLOR, MALIKA - Huntingdon Valley Bank; 201423807; Complaint In Mortgage Foreclosure; Vanblunk, Henry E.
- DASH, VANCE - Coleman, Nyid; 201423055; Complaint for Custody/Visitation.
- DAWSON, CAROL - Wells Fargo Bank Na; 201423506; Complaint In Mortgage Foreclosure; Ackerman, Jaime R.
- DG WOODWORKS LLC: GORMAN, DAN - Squitieri, Michael; 201423456; Defendants Appeal from District Justice.
- DIFFENDERFER, MARK - Diffenderfer, Erika; 201423760; Complaint Divorce; Gifford, Douglas A.
- DOE, JOHN: TENANT/OCCUPANT - Hsbc Bank Usa Na; 201423724; Complaint in Ejectment; Kishbaugh, J. Eric.
- DOLLARD, JOSEPH - Dollard, Therese; 201423756; Complaint Divorce; Algeo, Hugh.
- DOZIER, ANNE - Jpmc Specialty Mortgage Llc; 201423776; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- ESTRADA, ELBIA: SAQUICHE, LORENZO - Rivera, Maylin; 201422860; Complaint for Custody/Visitation; Lyford, Cj.
- FISHER, KELLY: ESTATE OF JOSEPH MCCOLGAN: ESTATE OF JOSEPH MCCOLGAN, ET.AL. - Federal National Mortgage Association; 201423367; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- FULTON, BONNIE: OCCUPANTS - Federal National Mortgage Association; 201423398; Complaint in Ejectment; Dingerdissen, Michael.
- GALLAGHER, AMANDA - State Farm Mutual Automobile Insurance Company; 201423392; Civil Action; Lawrence, Benjamin W.
- GARIS, JOSEPH - Hansen, Emily; 201423782; Complaint for Custody/Visitation.
- GAUTHIER, JENNIFER - Hall, Bennie; 201422823; Complaint for Custody/Visitation.
- GAYMON, JESSICA - Stafford, Braheem; 201423271; Complaint for Custody/Visitation.
- GERRITY, THERESA - Gerrity, Michael; 201423525; Complaint Divorce.
- GRANT, DOREEN - Moore, Daheem; 201423294; Complaint for Custody/Visitation.
- GREEN, KENDRA: LIGONS, GEORGE - Robinson, Mydera; 201423477; Complaint for Custody/Visitation.
- GREEN, LORETTA: JOHN: JOHN, ET.AL. - Wells Fargo Financial Pennsylvania Inc; 201423519; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- GREER, NICOLE: RICKIE - Paquette, Samantha; 201423479; Civil Action; Kwartler, David E.
- HARRINGTON, THERESA - Haughey, James; 201423831; Complaint Divorce; Chase, Albert L.
- HARVEY, CORRINE - Schroding, Charles; 201423485; Complaint for Custody/Visitation; Balzer, Kirsten S.
- HENRYSEN, RACHEL: LEO - Ayling, Kathryn; 201423772; Civil Action; Hunter, Richard P., Jr.
- HOFFMAN LAROCHE - Accutane; 201423440; Foreign Subpoena.
- HOFFMAN LAROCHE INC - Accutane; 201423443; Foreign Subpoena.
- INTERFACE COMPUTER COMMUNICATIONS INC: 525 MAIN STREET LLC: 525 MAIN STREET LLC, ET.AL. - Starr Indemnity & Liability Company; 201423444; Foreign Subpoena.
- JOHNSON, SCOTT - Johnson, Crystal; 201423465; Complaint Divorce.
- JOHNSTONE, LANCE - Bryn Mawr Trust Company; 201423582; Complaint In Mortgage Foreclosure; Fox, Craig H.
- JONES, KIMBERLY: RICHARD - Winstel, Sheila; 201423673; Complaint for Custody/Visitation.
- JONG, SANG: IN: IN, ET.AL. - Bank Of America Na; 201423795; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- KERRIGAN, FRANCIS - Kerrigan, Jennifer; 201423445; Complaint Divorce; Cutillo Teare, Maria.
- LANE, BRIAN - Lane, Amy; 201423138; Complaint for Custody/Visitation; Dischell, Mark B.
- LEE, JI: A: SEOB, ET.AL. - Wells Fargo Bank Na; 201423803; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- LITTLE, TIMOTHY - Little, Jodi; 201423804; Complaint Divorce.
- MATHEWS, DEREK - Mathews, Julia; 201423446; Complaint Divorce.
- MAITA, MICHAEL: KUMU ENVIRONMENTAL INC: UNIQUE INDOOR COMFORT - Mb Paul Inc; 201423537; Civil Action; Tolan, Elliott.
- MCCABE, ANNA: ANNA: BUTCH, ET.AL. - Bank Of New York Mellon; 201423341; Complaint In Mortgage Foreclosure; Dingerdissen, Michael.
- MCILVEE, CHRISTI: STIPA, JOHN - Bank Of New York Mellon; 201423463; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MEENEN, ANITA - Meenen, Donald; 201423822; Complaint Divorce; Fabick, Edward J.
- MENDES, HOBERDAN - Caceres, Erica; 201420785; Complaint for Custody/Visitation.
- METROPOLITAN VETERINARY ASSOCIATES - Tengler, Dorothy; 201423527; Plaintiffs Appeal from District Justice; Blease, Conrad Robert.
- MILLER, GREGG: HOLLY - Geyer, Jean; 201423362; Complaint In Mortgage Foreclosure; Marple, Candice L.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEAL - Li, Brenda; 201423781; Appeal from Board of Assessment; Weiss, Donald J.
- MONTGOMERY COUNTY HOSPITAL: EINSTEIN MEDICAL CENTER MONTGOMERY CENTRAL BUSINESS OFFICE: NORRISTOWN MUNICIPAL WASTE AUTHORITY - Hanna, Lynn; 201423523; Civil Action; Donoghue, Jason.



NARWAL SAHIB CO: MOHAMMAD, HOSSAIN - Progressive Specialty Insurance Company; 201423399; Civil Action; Lawrence, Benjamin W.

OLSZTA, JOHNATHAN: MAY, ANGELA - Evans, Jessie; 201423558; Complaint for Custody/Visitation.

ORNER, MONA: CONRAD, DONNA: TODD - Diakon Lutheran Social Ministries; 201423521; Civil Action; Zellner, Brian K.

PADUANO, MICHAEL: LORETTA: MICHAEL, ET.AL. - Cole Taylor Bank; 201423457; Complaint In Mortgage Foreclosure; Dingerdissen, Michael.

PASCALI, MICHAEL - Pascali, Katherine; 201423410; Complaint Divorce; Petriello, Louis J.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hartkorn, Jacob; 201423470; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Karyaquos, Neveen; 201423469; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mathis, Tameeka; 201423462; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Harrison, Joann; 201423814; Appeal from Suspension/Registration/Insp.

POLEN, JOEL: LOUIS - State Farm Mutual Automobile Insurance Company; 201423755; Civil Action; Gluck, James.

POLEN, JOEL: OCCUPANTS - Astoria Bank; 201423411; Complaint in Ejectment; Dingerdissen, Michael.

PRODUCTION COMPONENTS CORP - 701 West Associates Llc; 201423452; Civil Action; Sirlin, Jon C.

RAMAGE, DONALD - Jenkins, Arthur; 201423601; Civil Action; Jenkins, Arthur L., Jr.

RODRIGUES, REBECCA - Rodrigues, Michael; 201423827; Complaint Divorce.

RUBY, KAYLA: HARRIS, DAVID - Chendorain, Paula; 201423274; Complaint for Custody/Visitation.

SANCHEZ, GONZALO - State Farm Mutual Automobile Insurance Company; 201423407; Civil Action; Lawrence, Benjamin W.

SANDERSON, JACLYN: OCCUPANTS: OCCUPANTS, ET.AL. - Federal Home Loan Mortgage Corporation; 201423688; Complaint in Ejectment; Dingerdissen, Michael.

SEAGULL, DEBORAH - Seagull, Jonathan; 201423430; Complaint Divorce; Hartzell, Theresa A.

SPAHR, ANN - Spahr, Damion; 201423454; Complaint Divorce; Corr, Christina J.

STANDHARDT, ERIC - Warren, Bernadette; 201423130; Complaint for Custody/Visitation; Sager, Daniel.

STANK, JANELLE - Gan, Juan; 201423275; Complaint for Custody/Visitation; Park, Joo Young.

THORNBURG, JANET: DOUGHERTY, KRISTY - Flowers, James; 201423282; Complaint for Custody/Visitation.

WEIGNER, DANIEL: WILLIAM - Ocwen Loan Servicing Llc; 201423432; Complaint In Mortgage Foreclosure; Lobb, Jonathan.

YOO, HAN - Capital One Bank Usa Na; 201423356; Plaintiffs Appeal from District Justice; Baroska, Robert L. Iii.

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## WILLS PROBATED

**Granted Week Ending August 25, 2014**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Executors**

**NOT AVAILABLE DURING TIME OF PRINT**

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## RETURN DAY LIST

**September 22, 2014  
COURT ADMINISTRATOR**

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - **Discovery Master**. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the **Discovery Master** at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Agnew v. Burns - Plaintiff's Motion to Compel Discovery (Seq. 5) - **L. Walker - D. Tornetta**.
2. Allstate Insurance Company v. Shari - Defendant, Steve Shari d/b/a Perspective Builder's Motion to Compel Oral Fact Witness Deposition of Edward F. Keegan (Seq. 5-2) - **P. Cheng - A. Scholler**.
3. American Express Centurion Bank v. Barrow - Plaintiff's Motion to Compel Answers to Discovery (Seq. 11) - **D. Tsarouhis - G. Ego**.
4. American Express U.S. v. Stepansky - Plaintiff's Motion to Compel Answers to Discovery (Seq. 18) - **M. Ratchford**.
5. Andrews v. Kravco, Inc. - Petition of Counsel for Plaintiff for Leave to Withdraw (Seq. 24) - **J. Cronin - K. Fair**.
6. Bank Financial Services Group v. Meyer Chatfield Corporation - Motion to Strike and Rule on Objections to BFS Parties Request for Inspection (Seq. 161) - **D. Braverman**.
7. Bank of New York Mellon v. McFarland - Motion to Reassess Damages (Seq. 39) - **A. Zuckerman**.
8. Bank of New York Mellon Trust v. Stumpo - Motion to Reassess Damages (Seq. 37) - **P. Woodman - C. Dunn**.
9. Barnett v. McClay - Petition to Withdraw as Counsel (Seq. 20) - **T. Carluccio - J. Rounick**.
10. Becker v. Daye - Motion for Entry of Court Order After Entry of Judgment by Default (Seq. 16).
11. Blendpro, Inc. v. CMP Specialty Products, Inc. - Plaintiff's Motion to Compel Defendant to Provide Complete Responses to Interrogatories and Produce Documents (Seq. 103) - **S. Lupin - J. Bresnan**.
12. Broadnax v. Alleyne - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 7) - **A. Krantz - C. Sweeney**.
13. Brunner v. Manor Care of Pottstown PA, LLC - Motion for Judgement of Non Pros (Seq. 50) - **W. Murray - M. Corso**.
14. Bunt v. Erie Insurance Exchange - Motion to Compel June 16, 2014 Interrogatories and June 17, 2014 Request for Production of Documents (Seq. 38) - **L. Koletas - R. Horst**.



15. *Chambers v. Lin* - Plaintiffs' Motion to Compel Answers to Punitive Damages, Request for Production of Documents Addressed to Defendant James Lin (Seq. 42) ? **C. McClain - K. Blake - G. Lipski.**
16. *Childs v. George* - Defendants George's Motion to Join Tyrone Jenkins as Additional Defendant (Seq. 30) - **A. Sciolla.**
17. *Chong v. Allstate Insurance Company* - Motion to Compel Discovery (Seq. 11 D) - **J. Solnick - A. Starry.**
18. *Citimortgage, Inc. v. Morton* - Motion to Reassess Damages (Seq. 32) - **J. Kolesnik.**
19. *Cohen v. Griffin* - Defendants' Motion to Compel 21st Century Insurance Company's Compliance With a Valid Subpoena (Seq. 45 D) - **M. Greenfield - L. Janiczek.**
20. *Cohen v. Griffin* - Motion to Compel Dr. Steven Feinstein's Compliance With a Valid Subpoena (Seq. 43 D) - **M. Greenfield - L. Janiczek.**
21. *Cohen v. Griffin* - Motion to Compel Maria Mazzotti's Compliance With a Valid Subpoena (Seq. 44 D) - **M. Greenfield - L. Janiczek.**
22. *Commonwealth Financial Systems v. Shulski* - Motion to Compel (Seq. 43 D) - **A. Mege.**
23. *Dahlquist v. MidAtlantic Management Corporation* - Motion to Strike Plaintiff's Objections to Defendants' Subpoena (Seq. 120 D) - **W. Marshall - J. Devlin.**
24. *Darcangelo v. Lazarski* - Defendant's Petition to Hold Witness in Contempt Directed to Parkview Estates (Seq. 16 D) - **M. Clement - J. Gilman.**
25. *Deutsche Bank National Trust Company v. Grisoff* - Motion to Strike Assignment of Mortgage (Seq. 9) - **M. Freedman.**
26. *Deutsche Bank National Trust Company v. Houck* - Motion to Strike Assignment of Mortgage (Seq. 3) - **A. Marley.**
27. *Deutsche Bank National Trust Company v. Kohalmi* - Motion for Leave to File Amended Complaint (Seq. 18) - **M. Thomas.**
28. *Doctor Office Management Incorporated v. Databridge Software, Inc.* - Plaintiff's Motion for Leave to Amend Complaint and Add Additional Defendant (Seq. 62) - **R. Keenan - F. Feder.**
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61. Kimco Horsham, L.P. v. Kazarian - Motion to Compel Discovery (Seq. 4 D) - **M. Fekete.**
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63. Kissman v. Kissman - Motion to Withdraw as Counsel (Seq. 35) - **M. Dischell - C. Young.**
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68. Marlin v. RML Properties, Inc. - Motion to Compel (Seq. 64 D) - **R. Slota - M. Zingarini.**
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71. McMillan Individually and as Administratrix of the Estate of Craig Price, Deceased, Denise Yuschak and James Victor, M.D. v. Yuschak - Defendants Kolfi and Yushak's Motion to Compel Authorization for Medical Records (Seq. 104) - **J. Messa - M. Reilly.**
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74. Mussington v. Krise - Motion to Compel Plaintiff to Execute Hippa Authorizations (Seq. 22 D) - **J. Matteo - K. Tucci.**
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78. Norber Trust v. Naidu - Petition to Strike/Open Confessed Judgment - **M. Fekete.**
79. Northridge Estates Condominium v. Cole - Motion to Break and Enter (Seq. 8) - **R. Hoffman.**
80. O'Conner v. Gale - Additional Defendant's Motion to Compel Defendant, Amelia Gale's Discovery Responses (Seq. 9) - **J. Fox - D. Ray.**
81. O'Conner v. Gale - Motion to Compel Answer to Interrogatories, et al. (Seq. 11 D) - **J. Fox - D. Ray.**
82. Pfeiffer v. Boyes - Defendant Amber Ellixson's Motion to Compel Co-Defendant's Answers to Interrogatories and Response to Request for Production of Documents (Seq. 27 D) - **L. Shick - A. DeLuca - J. Godin.**
83. Philadelphia Indemnity Insurance v. Taibi - Motion to Compel Plaintiff and Co-Defendant's Discovery (Seq. 21 D) - **E. Rostick - J. Rubin.**
84. Pigford v. Williams - Motion to Compel Discovery to Defendant, Heather Cohen (Seq. 16 D) - **W. Coppol - S. Eckel.**
85. Pinnacle Group v. McMonagle - Plaintiff's Motion to Compel Depositions of Defendant Mid Atlantic Computers, Inc., et al. (Seq. 41 D) - **E. Smith - G. Lentz.**
86. PNC Bank National Association v. Dillon - Motion to Amend Caption (Seq. 15) - **B. Solomon.**
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89. Res PA SGL, LLC v. 1904 1908 Spring Garden LLC - Motion for Execution Seizure of Safe Deposit Box Contents (Seq. 16) - **F. Hoensch.**
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97. Shannon v. Abington Memorial Hospital - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 15) - **M. Simon - H. Wishnoff.**
98. Shannon v. Abington Memorial Hospital - Motion to Compel Discovery Abington Memorial Hospital and Abington Health (Seq. 13 D) - **M. Simon - H. Wishnoff.**
99. Shannon v. Abington Memorial Hospital - Motion to Compel Discovery Abington Healthnet, LLP - **M. Simon - H. Wishnoff.**
100. Shirozian v. Thyssenkrupp Elevator Corporation - Defendant's Motion for Dismissal Upon Affidavit of Noninvolvement (Seq. 6).
101. Sirianni v. Sirianni - Petition to Withdraw as Counsel (Seq. 272) Only Docket #2006206-45 - **R. Cohen - M. Gottlieb.**
102. Slachta v. Segal - Motion to Compel Defendant Larry Segal's Responses to Interrogatories and Request for Production of Documents (Seq. 20 D) - **E. Pearce - T. Karpink.**

103. *Slachta v. Segal* - Motion to Compel Deposition of Defendant Larry Segal (Seq. 22-D) - **E. Pearce - T. Karpink.**
104. *State Farm Fire and Casualty Company v. C&C Family Contractors, Inc.* - Motion to Join Additional Defendant - **P. D'Emilio - S. Fegley.**
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106. *Szczerbowicz v. Maharaja Hospitality, Inc.* - Motion to Compel (Seq. 24 D) - **A. Braitman - M. Zingarini.**
107. *The Bank of New York Mellon Trust v. Swope* - Plaintiff's Motion to Divest Junior Lienholder Pursuant to Pa. R.C.P. No. 3135 (C) (Seq. 16) - **G. Javardian.**
108. *Toll v. Maliades* - Defendant's Motion to Compel Plaintiffs' Answers to Interrogatories, Potential Lien Interrogatories and Production of Documents (Seq. 6) - **S. Liss - G. Peterson.**
109. *Toll v. Maliades* - Motion of Defendant to Compel Plaintiff's Answer to Interrogatories, Potential Lien Interrogatories and Requests for Production of Documents (Seq. 6) - **S. Liss - G. Peterson.**
110. *Tristate Container Corporation v. Dorfman* - Motion Objecting to Plaintiff's Subpoena and Protective Order (Seq. 9) - **B. Cohen.**
111. *Troutman v. Saylor Real Estate Holdings, Inc.* - Motion of Defendants to Compel Plaintiffs' Discovery Responses (Seq. 18 D) - **H. Spirt - J. Evans.**
112. *Turner v. Turner* - Petition to Withdraw as Counsel (Seq. 25) Only Docket #2014184-58 - **M. Gibbons.**
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114. *U.S. Bank National Association v. Hueber* - Amended Petition to Court to Unseal Private Records (Seq. 7) - **J. Kolesnik.**
115. *U.S. Bank National Association v. Montague* - Motion to Strike Defendant's Response to Eviction Notice (Seq. 16) - **J. Lobb.**
116. *U.S. Bank National Association v. Moyer* - Petition to Vacate Default Judgment (Seq. 9) - **M. Wooters - M. Shprukhman.**
117. *U.S. Bank National Association v. Sheppard* - Defendant's Motion to Strike Verification Amended in Support of Plaintiffs Emended Complaint in Mortgage Foreclosure (Seq. 64) - **R. Cusick.**
118. *U.S. Bank National Association v. Shimell* - Motion to Reassess Damages (Seq. 34) - **J. Kolesnik.**
119. *Vasys v. Woods at Wayne Homeowners Association* - Motion to Compel Full and Complete Answers to Interrogatories and Request for Production of Documents Directed to Plaintiff (Seq. 20 D) - **S. McManus.**
120. *Vaszily v. Wallace* - Plaintiff's Motion to Compel Defendant's Responses to Expert Witness Interrogatories and Request for Production of Documents (Seq. 39 D) - **S. Rosentrater - C. Hannings.**
121. *Walnridge Equine Clinic v. Baron* - Defendant's Motion to Compel Discovery and Sanctions (Seq. 8-D) - **G. Lightman.**
123. *Walnridge Equine Clinic v. Baron* - Motion to Compel (Seq. 10 D) - **G. Lightman.**
124. *Wells Fargo Bank, N.A. v. Baxter* - Motion for Leave to File Amended Complaint (Seq. 3) - **R. Nalbadian.**
125. *Wells Fargo Bank, N.A. v. Ciabattoni* - Defendant's Motion to Dismiss Due to Flawed Service of the Plaintiff's Original Complaint (Seq. 3) - **H. Reese.**
126. *Wells Fargo Bank, N.A. v. Estate of Jennifer Leigh Stech* - Motion to Amend Complaint in Mortgage Foreclosure (Seq. 23) - **C. DeNardo.**
127. *Wells Fargo Bank, N.A. v. Ferrell* - Motion to Reassess Damages (Seq. 14) - **M. Wooters.**
128. *Wells Fargo Bank, N.A. v. Lee* - Motion for Leave to File Amended Complaint - **J. Ackerman.**
129. *Wells Fargo Bank, N.A. v. McKenna* - Motion to Reassess Damages (Seq. 22) - **R. Cusick - M. Schwartz.**
130. *Wells Fargo Bank, N.A. v. Miller* - Petition to Strike Discontinuance Under Pa. R.C.P. 229(C) (Seq. 13) - **M. Cohen - R. Gordon.**
131. *Whitfield v. Angermeier* - Defendants Motion to Compel Plaintiff's Deposition (Seq. 14) - **M. Simon - J. Branca.**
132. *Wismer v. National Deaf Academy, LLC* - Philip Wismer's Motion to Compel Deposition of Corporate Des-ignee of National Deaf Academy, LLC (Seq. 91 D) - **J. Griffith - K. McGrath.**
133. *Wu v. Anderson* - Motion to Compel Discovery (Seq. 17 D) - **M. Simon - R. Ostriak.**
134. *Yorck v. Yorck* - Petition for Leave to Withdraw as Counsel - **S. Solomon - F. Recchuiti.**
135. *Yorkshires of Blue Bell Homeowners Association v. Jung* - Motion to Break and Enter to Effect Personality Levy (Seq. 5) - **H. Barrow.**