

## 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 June 25, 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 July 30, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Second Publication

07-02436

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania, being Lots 771, 772 and 773, on a certain Plan of Lots recorded at Norristown, Pennsylvania, in Deed Book 636, Page 500, and described together as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gilpin Road (fifty feet wide) at the distance of fifty feet measured South forty-two degrees, thirteen minutes, eight seconds West from the intersection of the Southeasterly side of Gilpin Road and the Southwesterly side of Sheldon Road (fifty feet wide); thence extending from said beginning point, along line of Lot 770 on said plan, South forty-seven degrees, forty-one minutes East, one hundred twenty-five feet to a point a corner of Lot 783 on said plan; thence along the rear lines of Lots 783, 784 and 785, South forty-two degrees, thirteen minutes, eight seconds West, seventy-five feet to a point, a corner of Lot 774; thence extending along line of Lot 774 on said plan, North forty-seven degrees, forty-one minutes West, one hundred twenty-five feet to a point on the Southeasterly side of Gilpin Road; thence extending along the Southeasterly side of Gilpin Road North forty-two degrees, thirteen minutes, eight seconds East, seventy-five feet to the first mentioned point and place of beginning.

BEING the same premises which Roger A. Roberts and Sheila F. Roberts, husband and wife, by deed dated September 10, 1991 and recorded in the Office of the Recorder of Deeds of Montgomery County on September 17, 1991, in Deed Book Volume 4986, Page 2389, granted and conveyed unto Sheila F. Roberts.

Parcel Number: 59-00-08317-00-3.

Location of property: 17 Gilpin Road, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sheila F. Roberts** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities, LLC, Asset-Backed Certificates, Series 2006-HE6. Debt: \$233,940.46.

**Kristine M. Anthou**, Attorney.

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

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

07-21960

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

BEING Lot No. 41.

TITLE TO SAID PREMISES IS VESTED IN Kevin Lethon McGill, unmarried, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 06/27/2006, recorded 08/03/2006, in Deed Book 5610, Page 2864.

Parcel Number: 42-00-00473-03-4.

Location of property: 49 Brookview Lane, Pottstown, PA 19464.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Kevin Lethon McGill** at the suit of Taylor, Bean & Whitaker Mortgage Corporation. Debt: \$277,982.15.

**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.

08-03557

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Topographical Map and Re-Survey of the property of Martin W. Field and Jay M. Gross made by Milton R. Yerkes, Civil Engineers, dated April 5, 1956, and last revised October 25, 1956, as follows, to wit:

BEGINNING at a point on the center line of Hidden River Road, said point being the 2 following courses and distances from a point in the center line of Sprague Road: (1) leaving Sprague Road, North fifty-five degrees, fifty minutes East along the center line of Hidden River Road three hundred twelve and eleven one-hundredths feet to a point of curve on the same; and (2) Northeastwardly and Eastwardly along the center line of Hidden River Road, on the arc of a circle, curving to the right, having a radius of three hundred feet, the arc distance of one hundred seventy-two and seventy one-hundredths feet to the place of beginning; thence extending from said point of beginning, North five degrees, one minute West crossing the Northerly side of Hidden River Road, four hundred seventy-four and eighty-eight one-hundredths feet to a point on the Southerly side of the Schuylkill Expressway, the 2 following courses and distances: (1) North eighty-eight degrees, fifty-one minutes, forty-one seconds East, seventy-two and ninety-four one-hundredths feet to a point of curve on the same; and (2) Eastwardly on the arc of a circle, curving to the right, having a radius of three hundred fifty feet, the arc distance of one hundred thirty-six and seven one-hundredths feet to a point; thence extending South eleven degrees, forty-nine minutes West re-crossing the Northerly side of Hidden River Road, four hundred sixty-seven and thirty-two one-hundredths feet to a point on the center line of same; thence extending Westwardly, on the arc of a circle, curving to the left, having a radius of three hundred feet, the arc distance of sixty-eight and seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 46 as shown on the above mentioned plan.

BEING the same premises which Bertram J. Channick and Beverly Channick by Deed dated 05/12/2006 and recorded on 05/25/2006 in Montgomery County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 5602, Page 386, granted and conveyed unto Chester Fulton.

Parcel Number: 40-00-25084-00-4.

Location of property: 321 Hidden River Road, Lower Merion, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chester Fulton** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4 Debt: \$725,535.74.

**Jill Manuel-Coughlin**, Attorney, I.D. #63252

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

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

09-09895

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of lots made for S.E.B. Inc., Part 2 B by F. Richard Urwiler, dated March 30, 1964 and recorded in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-12, Page 66, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hickory Drive (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Bittersweet Drive (50 feet wide): (1) leaving Bittersweet Drive on the arc of a circle curving to the left, having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Hickory Drive; and (2) South 41 degrees, 12 minutes, 00 seconds East, 415.00 feet to the point of beginning; thence extending from said point of beginning, North 48 degrees, 48 minutes, 00 seconds East, 308.06 feet to a point; thence extending South 04 degrees, 46 minutes, 00 seconds East, 360.00 feet to a point on the Southwesterly side of Hickory Drive; thence extending along the same the three following courses and distances: (1) South 85 degrees, 14 minutes, 00 seconds West, 111.48 feet to a point of curve; (2) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 116.86 feet to a point of tangent; and (3) North 41 degrees, 12 minutes, 00 seconds West, 60.28 feet to the first mentioned point and place of beginning.

BEING Lot Number 42 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Richard I. Lesinski and Maria R. Bess, by Deed from Peter G. Timins and Grace E. Timins, h/w, dated 07/22/2005, recorded 08/23/2005 in Book 5587, Page 2575.

Parcel Number: 62-00-00669-02-5.

Location of property: 1930 Hickory Drive, Harleysville, PA 19438-1113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard I. Lesinski and Maria R. Bess** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for JP Morgan Alternative Loan Trust 2005-S1. Debt: \$262,876.13.

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

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

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

09-13056

ALL THAT CERTAIN lot or parcel of land and premises, with the buildings thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, and as per a plan of lots for the North Wales Land Association, North Wales, Montgomery County, Pennsylvania, and marked on said plan of lots as Lot #128, bounded and described, as follows, to wit:

SITUATE on the Northwesterly side of Montgomery Avenue, at the distance of 100 feet Southwesterly from the Southwesterly side of West Street.

CONTAINING in front or breadth on the said Montgomery Avenue, 50 feet and of that width extending in length or depth between lines parallel with the said West Street, Northwesterly 136.5 feet to a 14 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Keith W. Sheehy and Melanie L. Sheehy, by Deed from Dennis R. Shiffler, dated 09/20/2006, recorded 10/17/2006, in Book 5620, Page 366.

Parcel Number: 56-00-05761-00-6.

Location of property: 506 West Montgomery Avenue, North Wales, PA 19454-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith W. Sheehy and Melanie L. Sheehy** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$255,797.98.

**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.

09-20647

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Proposed Center Square Green, Section C" made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors dated July, 1955 and last revised 11/30/1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Knox Road (50 feet wide) said point being the five (5) following courses and distances from a point of curve on the Southwesterly side of Pulaski Drive (50 feet wide): (1) leaving Pulaski Drive on the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Northwesterly side of Knox Road; (2) South 40 degrees, 51 minutes West along the Northwesterly side of Knox Road 28.40 feet to a point of curve in the same; (3) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the right having a radius of 135 feet, the arc distance of 93.31 feet to a point of tangent in the same; (4) South 80 degrees, 27 minutes West along the Northwesterly side of Knox Road 386.38 feet to a point of curve in the same; and (5) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the left, having a radius 295.18 feet, the arc distance 146.65 feet to the place of beginning; thence extending from said point of beginning along the Northwesterly side of Knox Road the two (2) following courses and distances: (1) Southwestwardly on the arc of a circle curving to the left, having a radius of 295.18 feet, the arc distance of 57.35 feet to a point of tangent in the same; and (2) South 40 degrees, 51 minutes West, 32.93 feet to a point; thence extending North 49 degrees, 09 minutes West crossing the Southeasterly side of a certain 40 feet wide drainage easement and partly crossing a stream 216.69 feet to a point on the center line of the aforesaid 40 feet wide drainage easement in the bed of the aforesaid stream; thence extending along the center line of the aforesaid 40 feet wide drainage easement the two (2) following courses and distances: (1) North 40 degrees, 51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwesterly side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeasterly side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the last mentioned point and place of beginning.

BEING formerly known as Knox Road and now known as Clearview Avenue.

BEING Lot No. 163 on said plan.

BEING the same premises which Lorraine J. Templeton by Deed dated 08/29/2003, given by Lorraine J. Templeton to Jea Kwan Lee and recorded 12/10/2003 in Montgomery County in Deed Book 5485, Page 886, Instrument #2003636248 granted and conveyed unto Jea Kwan Lee

Parcel Number: 66-00-01066-00-2.

Location of property: 1553 Clearview Avenue, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jea Kwan Lee** 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, National Association, as Trustee for The MLMI Surf Trust Series 2005-BC2. Debt: \$359,390.81.

**Alyk L. Oflazian**, Attorney. I.D. #312912

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

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

09-26168

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

The two following tracts:

BEGINNING at a point on the Northwesterly side of Walnut Street (66 feet wide) at the distance of 216.50 feet measured North 55 degrees, 25 minutes East along the said side of Walnut Street from its intersection with the Northeasterly side of Fornance Street (66 feet wide); thence extending North 34 degrees, 50 minutes West, the line for a portion of the distance passing through the middle of a party wall 86.69 feet to a point; thence extending North 55 degrees, 25 minutes East, 28.73 feet to a point; thence extending South 34 degrees, 50 minutes East, 86.69 feet to a point on the Northwesterly side of Walnut Street aforesaid; thence extending along the same South 55 degrees, 25 minutes West, 28.73 feet to the mentioned point and place of beginning.

ALL THOSE CERTAIN two lots, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according as one lot according to a survey and plan thereof made by George C. Hellman, Norristown, Pennsylvania dated 7/29/1966 and recorded in Plan Book C-5, Page 3, as follows, to wit:

BEGINNING at an interior point, which is at the distance of 215.50 feet on a course of North 55 degrees, 25 minutes East from a point on the Northeasterly side of Fornance Street (66 feet wide), which last mentioned point is at the distance of 86.69 feet on a course of North 34 degrees, 50 minutes West from the point of intersection of the said side of Fornance Street with the Northwesterly side of Walnut Street (66 feet wide); thence extending from a point of beginning North 34 degrees, 50 minutes West, 55.89 feet to a point; thence North 55 degrees, 25 minutes East, 57.39 feet to a point; thence South 34 degrees, 50 minutes East, 55.89 feet to a point; and thence South 55 degrees, 25 minutes West, 57.39 feet to the place of beginning.

BEING the same premises which Marie Albert, by her Attorney in Fact Lucia Arnold, by Deed dated November 10, 2000 and recorded November 16, 2000 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, In Record Book 5338, Page 1876, granted and conveyed unto James D. Jackson III and Ledora Jackson, husband and wife.

Parcel Number: 13-00-37728-00-5.

Location of property: 1415 Walnut Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ledora Jackson and James D. Jackson, III** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-B Asset-Backed Pass-Through Certificates, Series 2003-B. Debt: \$204,065.83.

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

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

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

09-33481

ALL THAT CERTAIN brick, dwelling, known as 1444 Willow Street, situated in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Registered Engineer, dated February, 1947 as follows, to wit:

BEGINNING at a point on the Southeast side of Willow Street at the distance of 40 feet Southwesterly from the Southeast side of Freedley Street, a corner of this and lands of John F. Yeakle and Kathryn G. Yeakle (his wife), Deed Book 1395, Page 323); thence along the said Yeakle's land and land of Lewis P. Shaffer (Deed Book 865, Page 536) Southeasterly parallel to Freedley Street 100 feet, more or less to land of Joseph A. Brady and Elizabeth M., his wife (Deed Book 3127, Page 363); thence along said Brady's land and parallel to Willow Street, Southwesterly 20.35 feet to land of Walter M. Reese and Josephine W. Reese, his wife (Deed Book 3255, Page 901); thence Northwesterly along the said Reese's land 100 feet more or less to the Southeast side of Willow Street, aforesaid; and thence along the same Northeasterly 20.35 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lillian D. Foreman by Deed from Joseph R. Zielinski and Joanne Zielinski dated 1/15/97, recorded 1/21/98 in Deed Book 5213, Page 2363.

Parcel Number: 13-00-38652-00-8.

Location of property: 1444 Willow Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lillian D. Foreman and Palmer Ringkamp** at the suit of HSBC Mortgage Services, Inc. Debt: \$189,123.28.

**David Neeren**, Attorney, I.D. #204252

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

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

10-00386

ALLTHAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision for John Mashintonie made by John R. Betts & Associates dated 7/14/88 and recorded in Plan Book A-50, Page 197, as follows, to wit:

BEGINNING at point on the Northeasterly side of Fifth Avenue, said point being at the distance of 280 feet measured Northwestwardly along the Northeasterly side of Fifth Avenue from its point of intersection with the Northwest side of Wood Street, said point of beginning also being a corner of lands now or late of John and Alice Wisniewci; thence extending from said point of beginning Northwestwardly along the Northeasterly side of Fifth Avenue 32 feet to a point a corner of Lot 11; thence extending along the same Northeastwardly 140 feet to a point on the Southwesterly side of a certain alley; thence extending along the same Southeastwardly 32 feet to a point a corner of lands now or late of John and Alice Wisniewci; thence extending Southwestwardly 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan, a/k/a 328 West Fifth Avenue.

BEING the same premises which Vincent Craven by Deed dated 9/23/2005 and recorded 11/20/2006 in Montgomery County in Deed Book 5624, Page 1856 granted and conveyed unto Aimee Craven.

Parcel Number: 05-00-03679-00-6.

Location of property: 328 West Fifth Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Aimee Fisher Craven** at the suit of Wells Fargo Bank, N.A., as Trustee for Wamu Mortgage Pass-Through Certificates, Services 2006-PR1 Trust. Debt: \$432,454.84.

**Jill P. Jenkins**, Attorney. I.D. #306588

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

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

10-00502

ALL THAT CERTAIN lot or parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan called 'Hillcrest' (Block 'C') made by Charles E. Shoemaker, Registered Professional Engineers, dated May 7, 1952, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Willow Grove Avenue (46.5 feet wide) (said side of Willow Grove Avenue being at the distance of 30 feet Southeast of the center line of the said Willow Grove Avenue), at the distance of 12.56 feet measured on the arc of a circle curving to the right having a radius of 8 feet from a point of curve on the Northeasterly side of Knox Road (45 feet wide); thence extending North 1 degree, 5 minutes, 12 seconds East along the said side of Willow Grove Avenue 82.87 feet to a point; thence extending South 86 degrees, 01 minutes, 45 seconds East, 167.28 to a point; thence extending South 3 degrees, 58 minutes, 15 seconds West, 82.56 feet to a point on the Northeasterly side of Knox Road aforesaid; thence extending North 88 degrees, 54 minutes, 48 seconds West, along the said side of Knox Road 154.92 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 8 feet the arc distance of 12.57 feet to the first mentioned point and place of beginning.

BEING known as Lot 40 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Reginald C. Brown from Cleonice E. Brown, by Deed, dated 06/02/2013 and recorded 06/17/2013 in Book 5877, Page 659.

Parcel Number: 31-00-16267-00-1.

Location of property: 7903 Knox Road, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Reginald C. Brown and Cleonice E. Brown** at the suit of Wells Fargo Bank, N.A., as Trustee for The Certificateholders of Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3. Debt: \$323,611.81.

**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.

10-16064

ALL THAT CERTAIN half' or a double message and .building lot on the West side of Main Street North of Diamond Street in the **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan dated June 29, 1948, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being designated as 304 North Main Street, as follows, to wit:

BEGINNING at a mark in the West curb line of Main Street thirty-three feet between curbs said mark being fifty feet Northwest of the intersection of the Main Street curb and the North curb line of Diamond Street; thence along other lands of' grantor of which this was a part and passing thru the party wall of the double message on this and adjoining lot South forty-four degrees, West the distance of one hundred eleven and ninety hundredths feet to a drillhole in the concrete walk; thence still along the same the next two courses and distances North forty-six degrees, West the distance of thirty and two-hundredths feet to an iron pin; thence (2) South forty-four degrees, West the distance of twenty-four and ninety hundredths feet to an iron pin in the East side of a twenty feet wide public alley; thence along the same North forty-six degrees, West the distance of seven and ninety-eight hundredths feet to an iron pin a corner; thence along the same North forty-six degrees, West the distance of seven and ninety-eight hundredths feet to an iron pin a corner; thence along the lands of Robert B. Nace North forty-four degrees, East the distance of one hundred thirty-six and eight-tenths feet to the West curb line of Main Street; thence along the same South forty-six degrees, East the distance of thirty-eight feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Knappenberger and Terry R. Knappenberger by Deed from Thomas R. Miorrelli and Theresa M. Miorrelli, dated November 25, 1996 and recorded December 3, 1996 in Deed Book 5169, Page 0826.

Parcel Number: 21-00-05004-00-6.

Location of property: 304 North Main Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard A. Knappenberger and Terry R. Knappenberger** at the suit of Household Finance Consumer Discount Company. Debt: \$196,639.26.

**Carol A. DiPrinzio**, Attorney.

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

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

10-18293

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania being marked Lot #33 on a certain plan of lots laid out by the said George Apel and described according to a recent survey thereof made by Charles K. Amlan, Surveyor, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a certain street or avenue laid out on said plan called Lynn Avenue at the distance of 607 feet Southwestwardly from the Southwesterly side of a public road or avenue leading from Edge Hill to Camp Hill now called Pennsylvania Avenue; thence extending Southwestwardly in front or breadth on the said Lynn Avenue 25 feet and that width extending in length or depth Southeastwardly between parallel lines at right angles with the said Lynn Avenue, 115 feet; bounded Southwestwardly by lot marked #32 on said plan, Northeastwardly by lot marked #34 on said plan; Southeastwardly by ground now or late of Jacob Rech and Northwestwardly by Lynn Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Christopher L. Milton Deeded by Brian Ashman and Abigail Meade, dated 11/15/2008 and recorded 12/3/2008, in Book 5715, Page 02379.

Parcel Number: 52-00-10634-00-6.

Location of property: 50 Lynn Avenue, Oreland, PA 19075-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher L. Milton** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$230,813.73.

**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.

10-25704

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of Blue Bell Farms, made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, on March 23, 1944 and revised April 17, 1944, and again revised September 11, 1944, as follows, to wit:

BEGINNING at a point in the middle line of Meeting House Road (33 feet wide) at the distance of 1758.73 feet measured along the middle of said Meeting House Road South 37 degrees, 21 minutes West from the intersection thereof with the middle line of Skippack Pike (50 feet wide); thence along said middle line of Meeting House Road South 37 degrees, 2 minutes West, 187.15 feet to the Southwesterly line of Valley Road (extended) (50 feet wide); thence along the Southwesterly side of Valley Road North 51 degrees, 46 minutes West, 277.67 feet to a stone set in the Southwesterly side thereof where said Valley Road makes a curve; thence crossing Valley Road at said curve, North 51 degrees, 46 minutes West, 75 feet to a point on the Northwesterly side thereof; thence extending North 11 degrees, 2 minutes East, 202.74 feet to a point of intersection of the Southwesterly line of Lot No. 9-A, with the Southeasterly line of Lot No. 10; thence along the Southwesterly line of Lot No. 9-A, South 52 degrees, 39 minutes East, 441.52 feet to a point in the center line of Meeting House Road and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Fischetti, as Sole Owner by Deed from Diane M. Maze and spouse if any, and Carolyn Parzale, and spouse if any dated 10/24/2007 and recorded 11/5/2007 in Deed Book 5671, Page 135.

Parcel Number: 66-00-07741-00-5.

Location of property: 1075 Union Meeting Road, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen Fischetti** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank. Debt: \$357,587.40 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.

10-25821

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 according to a certain plan thereof known as "Plan of Lots on Plan Idro Farms", made for Oakwynne Development Company, by George B. Mebus, Inc., Engineers, dated the 25th day of May A.D., 1957 and last revised on the 6th day of May A.D., 1959, as follows, to wit:

BEGINNING at a point on the Southerly side of Church Road (of irregular width), said point being the four following courses and distances from a point of curve on the Southeasterly side of New Second Street (60 feet wide): (1) leaving New Second Street on the arc of a circle curving to the right having a radius of 68 feet, the arc distance of 45.265 feet to a point of tangent on the Southeasterly side of Church Road (60 feet wide); (2) North 74 degrees, 29 minutes, 20 seconds East along the Southeasterly side of Church Road 341.41 feet to a point, an angle in the said road; (3) South 88 degrees, 01 minutes, 12 seconds East along the Southerly side of Church Road (of irregular width) 4.99 feet to a point of curve on the same; and (4) Eastwardly still along the Southerly side of Church Road (of irregular width) the two following courses and distances: (1) Eastwardly on the arc of a circle curving to the right having a radius of 289.44 feet, the arc distance of 5 feet to a point of tangent in the same; and (2) North 83 degrees, 59 minutes, 13 seconds East, 38.12 feet to a point on the Southwesterly side of Church Road (60 feet wide); thence extending

South 80 degrees, 48 minutes, 10 seconds East along the Southwesterly side of Church Road (60 feet wide) 28.08 feet to a point; thence extending South 09 degrees, 42 minutes, 30 seconds West, 70 feet to a point; thence extending North 09 degrees, 42 minutes, 30 seconds East, 187.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 107 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Crystal R. Hollis-Womack and Dennis M. Womack, h/w, by Deed from Crystal R. Hollis-Womack and Dennis M. Womack, w/h, dated 01/14/2005, recorded 02/09/2005 in Book 5543, Page 835.

Parcel Number: 31-00-06589-00-4.

Location of property: 144 Church Road a/k/a 144 East Church Road, Elkins Park, PA 19027-2208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis M. Womack and Crystal R. Hollis Womack a/k/a Crystal R. Hollis Womack** at the suit of Bank of America, as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$306,058.14.

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

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

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

10-28271

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, in the State of Pennsylvania and described according to a plan thereof made by Franklin and Lindsey, Registered Engineers, dated July 8, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ashbourne Road (33 feet wide) at the distance of 82.79 feet measured on a bearing South 48 degrees, 28 minutes East along the said side of Ashbourne Road from a point of tangent on the same; said point of tangent being at the distance of 31.49 feet measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Southeasterly side of Whitewood Road (40 feet wide); thence extending from said point of beginning North 41 degrees, 32 minutes East, 204.37 feet to a point; thence extending South 48 degrees, 23 minutes, 50 seconds East, 102.14 feet to a point; thence extending South 41 degrees, 32 minutes West, 204.24 feet to a point of the Northeasterly side of Ashbourne Road aforesaid; thence extending North 48 degrees, 28 minutes West along the said side of Ashbourne Road 102.14 feet to the first mentioned point and place of beginning.

CONTAINING in area 20,867 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Sung Hoon Kang, his heirs and assigns by Deed from Bo H. Lim and Jae O. Lim dated 7/15/2004 and recorded 8/5/2004 in Deed Book 5520, Page 2335.

Parcel Number: 31-00-00799-00-7.

Location of property: 1703 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sung Hoon Kang** at the suit of Wells Fargo Bank, N.A., also known as Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB. Debt: \$263,080.16 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.

10-29341

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

BEGINNING at a point on the Southeasterly side of Evans Street, at a corner of this and lot now or late of William S. Shaner; thence in an Easterly direction along said Shaner's land and passing in said course and distance through the middle of the partition or division of the hereby granted brick message and the brick message now or late of William S. Shaner, adjoining to the South, seventy-two feet to a point in said line; thence continuing in said line in a Southeasterly direction, sixty feet to a ten feet wide alley; thence along said alley, Northwardly twenty feet and four inches to land now or late of Frank Hutt, et al.; thence along the same in a Northwesterly direction sixty feet to a point in said line; thence continuing along the same Westwardly seventy-two feet to Evans Street, aforesaid; thence along said Evans Street following the courses or angles thereof, twenty feet and seven inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN E. James Zettlemoyer, by Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated 10/27/2005, recorded 12/15/2005 in Book 5583, Page 362.

Parcel Number: 16-00-07516-00-1.

Location of property: 234 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **E. James Zettlemoyer** at the suit of HSBC Bank USA, National Association, as Trustee for the Benefit of The Certificateholders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-FM2. Debt: \$119,576.36.

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

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

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

10-37875

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Section 2 of Pinewoods, made by Carroll Engineering Corporation, Warminster, Pennsylvania, dated May 25, 1978, and Final revision 2/29/1980, and records in the Office for Recording of Deeds, in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-41, Page 3 "A" as follows, to wit:

BEGINNING at a point on the Southwesterly side of Roy Lane (150 feet wide) said point being a corner of Lot No. 104 as shown on the aforesaid plan; thence from said point of beginning, along the Southwesterly side of Roy Lane, South 52 degrees, 38 minutes, 16 seconds East, a distance of 95.00 feet to a point, a corner of Lot No. 105; thence along line of Lot No. 196, South 37 degrees, 21 minutes, 44 seconds West, a distance of 129.01 feet to a point, another corner of Lot No. 106, in line of lands now or late of Forrest Hills Cemetery, Inc., thence along line of lands now or late of Forrest Hills Cemetery, Inc., North 52 degrees, 38 minutes, 16 seconds West, a distance of 95.00 feet to a point, a corner of Lot No. 104; thence along line of Lot No. 104, North 37 degrees, 21 minutes, 44 seconds East, a distance of 129.01 feet to a point, another corner of Lot No. 204 on the Southwesterly side of Roy Lane, the point and place of beginning.

BEING all of Lot No. 105, as shown on the aforesaid plan.

UNDERAND SUBJECT to conditions, restrictions, easements, agreements and rights-of-way as now appear or record.

TITLE TO SAID PREMISES IS VESTED IN Suzanne Schultz, by Deed from Allan Kaleck and Ellyn Kaleck, h/w, dated 06/23/2004, recorded 06/22/2005 in Book 5558, Page 1940.

Parcel Number: 41-00-08136-12-1.

Location of property: 126 Roy Lane, Huntingdon Valley, PA 19006-3120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzanne Schultz** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$408,064.66.

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

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

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

11-08536

ALL THAT CERTAIN lot or piece of land, with the buildings erected, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof, made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on 6/6/1948, as follows, to wit:

BEGINNING at a point on the Northwest side of Bush Street, 50 feet wide, at the distance of 160 feet, Northeastwardly, from the Northeastly side of 7th Street, a corner of lands, now or late, of George Belovesick and Florence M. Belovesick, husband and wife; thence, extending along said lands, North 20 degrees, 15 minutes West, the line, for a part of the distance, passing through the center line of the partition wall dividing the house hereon from the house on said adjoining premises, 110 feet, to a stake on the Southeasterly side of Beach Alley; thence along the said side of Beach Alley, North 70 degrees, East 19.53 feet to a stake in line of lands now or late of S. Volpe; thence along said lands, South 20 degrees, East 110 feet, to a point, on the Northeastly side of Bush Street, thence along said side of Bush Street, South 70 degrees, West 20 feet, to the place of beginning.

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

BEING the same premises which Joseph W. Jackson, by Deed dated January 15, 2010 and recorded January 28, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5757, Page 01627, granted and conveyed unto Alexander Biddy, as Sole Owner.

Parcel Number: 02-00-00500-00-2.

Location of property: 655 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Alexander Biddy, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$189,697.96.

**Jaime R. Ackerman**, Attorney.

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

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

11-09298

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by and recorded at Norristown in Deed Book 2273, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brookside Road (30 feet wide) at the distance of 280 feet Southwestwardly from the Southwesterly terminus of the radial intersection which the Southwesterly side of Brookside Road makes with the Southwesterly side of Stony Creek Road (50 feet wide).

CONTAINING the front of breadth on Brookside Road 70 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Brookside Road 130 feet.

BEING known as 235 Brookside Road Lot No. 96 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Friel and Lisa A. Stevenson Friel, husband and wife by Deed from Lisa Roberto (now known as Lisa A. Stevenson Friel) dated September 3, 2004 and recorded September 4, 2004 in Deed Book 5524, Page 1370.

Parcel Number: 33-00-01003-00-8.

Location of property: 235 Brookside Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Friel and Lisa A. Stevenson Friel** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-28CB, Mortgage Pass-Through Certificates, Series 2005-28CB. Debt: \$193,169.53.

**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.

11-13089

ALL THAT CERTAIN tract of parcel of land and premises, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described in accordance with a plan made by Edward S. McConnell, PLS (Pennsylvania License No. SU-017413-E) Quay Associates, Inc., #2001-009, dated 6/7/2001, bounded and described, as follows:

BEGINNING at the intersection of the Easterly line of Laurel Avenue (33 feet wide) and the Southwesterly line of Township Line Road (68 feet wide) (also known as Cottman Street); thence (1) South 51 degrees, 02 minutes, 00 seconds East, along the Southwesterly line of Township Line Road, 201.07 feet to a point; thence (2) South 38 degrees, 53 minutes, 00 seconds West, 150.00 feet to a point; thence (3) North 51 degrees, 02 minutes, 00 seconds West, 80.82 feet to a point in the Easterly line of Laurel Avenue; thence (4) North 00 degrees, 15 minutes, 00 seconds East, along the Easterly line of Laurel Avenue, 192.25 feet to the place of beginning.

AND ALSO DESCRIBED, AS FOLLOWS:

ALL THAT CERTAIN unit, designated as Unit Number 1, being a unit in the "Township Line Condominium" and made pursuant to the provisions of the Pennsylvania Uniform Condominium Act of 7/2/1980, P.L. 286 No. 82 as amended, Title 68 PA C.S. A. 3101 et seq. by a Declaration of Condominium, dated 5/17/2000 and recorded 7/19/2000 in Montgomery County in Deed Book 5363 Page 2285.

TOGETHER with an undivided 50% interest of in and to the Common Elements as set forth in the above mentioned Declaration of Condominium.

Parcel Number: 31-00-26515-00-4.

Location of property: 574 Township Line Road, Unit No. 1 Cheltenham, PA.

The improvements thereon are: Commercial Condominium.

Seized and taken in execution as the property of **Peter R. Goss, Trustee of the Will of Anna Goss a/k/a Peter R. Goss, Trustee of the Trust Estate Under the Will of Anna Goss** at the suit of School District of Cheltenham Township. Debt: \$25,658.12.

**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.

11-13800

ALL THAT CERTAIN lot or piece of ground, situate on the West side of Main Street in **Pennsburg Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Westerly curb line of Main Street at the lines of Charles K. Kulp's land; thence along said Kulp's land South 61 degrees, 10 minutes West, 197.10 feet to a point along the Westerly side of a concrete wall; thence along land of the Grantor North 27 degrees, 40 minutes West, 52.80 feet to a point in line of Charles Bernhard's land; thence along same North 61 degrees, 10 minutes East, 197.10 feet to the aforesaid curb line; thence along the same South 27 degrees, 40 minutes East, 52.80 feet to the point of beginning.

CONTAINING 10,406 square feet of land.

Parcel Number: 15-00-01597-00-8.

Location of property: 753 Main Street, Pennsburg, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Wesley Meier, Linda Meier and United States of America** at the suit of Upper Perkiomen School District. Debt: \$4,226.65.

**James R. Wood**, Attorney.

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

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

11-15573

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Ruth Rickard, Subdivision by A. G. Newbold Professional Engineer dated September 1, 1976 said plan recorded in the Office for the Recording of Deeds etc., for Montgomery County, Norristown, Pennsylvania, in Plan Book A-27, Page 48, as follows, to wit:

BEGINNING at a point on the title line in the bed of Bowers Mill Road said point being at the distance of 750.00 feet measured North 39 degrees, 46 minutes, 30 seconds East along the title line in the bed of Bowers Mill Road from its point of intersection with the title line in the bed of Wild Run Road said point of beginning also being corner of lands now or late of William Bennet; thence extending from said point of beginning along last mentioned lands North 50 degrees, 11 minutes West and crossing the Northwesterly side of Bowers Mill Road 585.06 feet to a point a corner of Lot #5; thence extending along same North 44 degrees, 34 minutes, 20 seconds West, 711.09 feet to a point in line of lands now or late of Jonnie Niehls; thence extending along same North 36 degrees, 51 minutes, 50 seconds East, 316.10 feet to a point a corner of Lot #3; thence extending along same South 48 degrees, 11 minutes East and recrossing the Northwesterly side of Bowers Mill Road 1,309.57 feet to a point on the title line in the bed of same; thence extending same South 39 degrees, 46 minutes, 30 seconds West, 339.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 10.23 acres of land.

Parcel Number: 57-00-00082-15-8.

Location of property: Bowers Mill Road, Upper Hanover, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jeffrey S. Taylor and United States of America** at the suit of Upper Perkiomen School District. Debt: \$2,826.31.

**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.

11-15636

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a land development Plan-Phase I Final Plan of 'Ridgewood Communities', made by Medveczsky Assoc., LTD., dated 08/15/2003 and last revised on 10/15/2004 and recorded in Plan Book 25, Pages 192 to 200, as follows, to wit:

BEING known as Lot No. 18 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 master Declaration of Ridgewood Community, dated 08/16/2005 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5567, Page 2365 &C., and a Declaration of Ridgewood Townhouse Community Association dated 08/16/2005 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5567, Page 2326 and First Amendment recorded in Deed Book 5620, Page 2642 &c., and any amendments to the said declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Marietta F. Disanto and Ralph F. Piergrossi, by Deed from Ridgewood Partnership, a Pennsylvania Limited Partnership, dated 12/07/2007, recorded 12/11/2007 in Book 5674, Page 2298.

Parcel Number: 61-00-03169-57-3.

Location of property: 16 Aubrey Lane a/k/a 16 Aubrey Court, Royersford, PA 19468-2852.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marietta F. Disanto and Ralph F. Piergrossi** at the suit of Suntrust Mortgage, Inc. Debt: \$291,200.37.

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

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

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

11-16011

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**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.

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11-23200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made for Jostum Realty Company by George B. Petum, Registered Engineer, Glenside, Pennsylvania dated October 29, 1953, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ridge Pike (75 feet wide) at the distance of 468 feet measured South 68 degrees, 30 minutes East along said side of Ridge Pike from its intersection with the Southwesterly side of Edward Road (50 feet wide) (both lines produced); thence extending from said beginning point North 22 degrees, 30 minutes East, 90.83 feet to a point; thence extending South 39 degrees, 12 minutes West, 157.45 feet to a point on the Northeasterly side of Ridge Pike, aforesaid; thence extending the same North 68 degrees, 30 minutes West, 42.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Kochanowicz, by Deed from Christopher M. Davis, dated 10/07/2005, recorded 10/26/2005 in Book 5576, Page 2557.

Parcel Number: 65-00-09724-00-3.

Location of property: 425 Ridge Pike, Lafayette Hill, PA 19444-2020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony M. Kochanowicz** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset Backed Securities 2005-4 Trust, Home Equity Asset-Backed Certificates, Series 2005-4. Debt: \$418,390.89.

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

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

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

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11-25862

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, described according to a Record Plan Phase 2 of "Fawn Creek" made for Vesterra Group by Robert E. Blue, Consulting Engineer, P.C., dated 10/14/1996, last revised 12/17/1997 and recorded in Plan Book A-59, Pages 130 and 134, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hawks Nest Road said point being a common corner of Lots No. 32 and Lot No. 33; thence from point of beginning and along Lot No. 33, South 49 degrees, 46 minutes, 18 seconds West, 525.60 feet to a point; thence North 48 degrees, 30 minutes, 27 seconds West, 308.21 feet to a point; thence North 49 degrees, 46 minutes, 18 seconds East, 424.30 feet to a point and corner of Lot No. 31; thence along Lot No. 31, South 72 degrees, 44 minutes, 31 seconds East, 312.39 feet to a point on the side of Hawks Nest Road; thence along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 49.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Cathy Y. Choi and Chang Choi, by Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 03/04/2005, recorded 10/06/2005 in Book 5574, Page 340.

Parcel Number: 67-00-01821-81-2.

Location of property: 1781 Hawks Nest Drive a/k/a 1781 Hawks Nest Lane, Collegeville, PA 19426-1465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chang Choi and Cathy Y. Choi** at the suit of Federal National Mortgage Association. Debt: \$402,204.24.

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

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

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

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11-30446

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described, according to a certain plan thereof, known as Plan of "Whitemarsh Estates", Section No. 3, Part 'C', made by Haggerty and Hagan, Inc., Engineering and Surveying, dated 01/27/1965 and revised 03/30/1965, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-8, Page 90, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Red Rambler Drive (50 feet wide), said point being the two (2) following courses and distances, from a point of curve, on the Southwesterly side of Wisteria Lane (50 feet wide): (1) leaving Wisteria Lane, on the arc of a circle, curving to the right, having a radius of 18.00 feet, the arc distance of 32.72 feet, to a point of tangent, on the Northwesterly side of Red Rambler Drive, and; thence, (2) South 39 degrees, 26 minutes, 30 seconds West, along the Northwesterly side of Red Rambler Drive, 374.11 feet, to the point of beginning; thence, extending from said point of beginning, along the Northwesterly side of Red Rambler Drive, the two (2) following courses and distances: (1) South 39 degrees, 26 minutes, 30 seconds West, 52.18 feet, to a point of curve; and thence, (2) Southwestwardly, on the arc of a circle, curving to the left, having a radius of 1,025.00 feet, the arc distance of 38.00 feet, to a point; thence, extending North 52 degrees, 40 minutes, 57 seconds West, 135.80 feet, to a point; thence, extending North 39 degrees, 26 minutes, 30 seconds East, 95.20 feet, to a point; thence, extending South 50 degrees, 33 minutes, 30 seconds East, 135.00 feet, to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Scott Nurick and Tiffany A. Nurick, by Deed from Kuang-En Chang and Linda Pei Lan Chang, by their agent Patricia Lee, the Power of Attorney for which is intended to be recorded forthwith, 221-591, dated 4/28/2005, recorded 07/06/2005 in Book 5561, Page 49.

Parcel Number: 65-00-09523-00-6.

Location of property: 135 Red Rambler Drive, Lafayette Hill, PA 19444-2124.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott Nurick a/k/a Scott Ari Nurick and Tiffany A. Nurick a/k/a Tiffany Alisha Smith** at the suit of Citimortgage, Inc. Debt: \$406,583.45.

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

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

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

11-33464

ALL THAT CERTAIN tract of land with the messuage, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of survey dated October 18th, 1965 by F. Richard Urwiler, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Easterly side of Main Street (fifty feet wide) said point being also the intersection of the common property line of herein described tract and lands now or late of Milton R. Hillegass with the said side line of Main Street; thence along lands now or late of Milton R. Hillegass North seventy-three degrees, zero minutes East, six hundred twelve and ninety-two one-hundredths feet to the center line of a sixty feet wide right-of-way of the Perkiomen Valley Railroad; thence along the same South forty degrees, eighteen minutes East, one hundred nineteen and fifty-eight one-hundredths feet to a point; thence South seventy-three degrees, zero minutes West, six hundred sixty and seventeen one-hundredths feet to a point, an iron pin set on the side of Main Street (fifty feet wide); thence along said Easterly side North seventeen degrees, zero minutes West, one hundred nine and eighty-three one-hundredths feet to the point and place of beginning.

CONTAINING 1.605 acres of land, more or less.

Parcel Number: 17-00-00469-00-9.

Location of property: 904 Main Street, Red Hill, PA 18076.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jerome G. Shelly, Jr. and Tammy R. Shelly husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$257,964.22.

**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.

11-34367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a plan of subdivision prepared for Zinar Bendikkeen made by Urwiler & Walter, Inc. dated 5/15/80 and recorded in Plan Book A-42, Page 40, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Clearfield Road (50 feet wide) said point being measured the 3 following courses and distances from a point of intersection formed by the Northwesterly side of Highland Terrace (33 feet wide) with the Southwesterly existing right-of-way line of Clearfield Road (33 feet wide): (1) among the said Southwesterly existing right-of-way line of Clearfield Road in a Northwesterly direction the distance of 200 feet; (2) South 35 degrees, West 8.50 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; and (3) along the same North 55 degrees, 00 minutes West, 150 feet to the point of beginning, a corner of Lot No. 5 on said plan; thence extending along Lot No. 5 South 35 degrees, 00 minutes West, 276.72 feet to a point on the Northeastly ultimate right-of-way line of Smith Road (50 feet wide); thence extending along the same North 20 degrees, 5 minutes West 36.58 feet to a point, a corner of Lot No. 7 on said plan; thence extending along the same North 35 degrees, 00 minutes East, 246.84 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; thence extending along the same the two following courses and distances: (1) South 54 degrees, 44 minutes East, 8.98 feet; and (2) South 55 degrees, 00 minutes East, 21.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Smith and Bethanne T. Smith, husband and wife, as Tenants by the Entireties by Deed from Stephen Mechlin and Carolyn Mechlin dated 09/30/1996, recorded 10/11/1996 in Deed Book 5164, Page 0340.

Parcel Number: 20-00-00090-05-2.

Location of property: 808 Clearfield Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bethanne T. Smith and Steven D. Smith** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$174,859.04.

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

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

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

11-35609

ALL THOSE CERTAIN lots or pieces of ground marked and Numbered #122 and #123 on a certain plan of lots of The Ogontz Land and Improvement Company, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book 342, Page 500, situate on the South side of Osceola Avenue, in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania aforesaid.

BEGINNING at the distance of 58.83 feet East of Cypress Avenue, containing in front or breadth on the said Osceola Avenue, 60 feet and extending of that width in length or depth 100 feet or more.

TITLE TO SAID PREMISES IS VESTED IN Mercyle Battle, single woman, in fee, by Deed from Mercyle Battle, Administratrix of the Estate of Shawn J. Battle, Deceased, dated 08/11/2010, recorded 08/20/2010 in Book 5777, Page 625.

Parcel Number: 30-00-50964-00-9.

Location of property: 207 Osceola Avenue, Elkins Park, PA 19027-2023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mercyle Battle, Individually and in Her Capacity as Administratrix of the Estate of Shawn J. Battle, Josephine Battle, in Her Capacity as Heir of the Estate of Shawn J. Battle and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Shawn J. Battle, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$112,025.06.

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

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

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

12-01327

ALL THAT CERTAIN dwelling house and lot or piece of land, known as 1115 Willow Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Willow Street at the distance of sixty-six and seventeen hundredths feet Southwestward from the corner of Willow Street and Basin Street; thence at right angles to Willow Street by other land of the said grantors the line passing through the middle of the partition wall between the houses Northwestwardly one hundred feet to the Northwest side of a private alley; thence parallel to Willow Street Northeastwardly along said alley, seventeen and four hundredths feet to other land of the said grantors; thence by said land, Southeastwardly at right angles to Willow Street the line passing through the middle of the partition wall between the houses one hundred feet to Willow Street and along the Northwest side thereof Southwesterly seventeen and four hundredths feet to the place of beginning.

BEING the same premises which Lorraine Sims and W. Caldwell Sims by Deed dated 7/31/95 and recorded 8/3/95 in Montgomery County in Deed Book 5120, Page 1701 granted and conveyed unto Jameel Shamsid-Deen.

Parcel Number: 13-00-38812-00-1.

Location of property: 1115 Willow Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jameel Shamsid-Deen** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$67,736.73.

**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.

12-02733

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a plan of property made for the Estate of Arthur C. Best, made by George B. Mebus, Inc., Engineers, Abington, Pennsylvania dated 2/15/1974 and last revised 9/9/1976 recorded in Plan Book B-29, Page 97 described, as follows, to wit:

BEGINNING at a point on the Southeast side of Accomac Road (50 feet wide) which point is measured the following two courses and distances from a point of curve on the Northeast side of Church Road (33 feet wide): 1. on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.91 feet to a point of tangent on the Southeast side of Accomac Road; 2. North 57 degrees, 8 minutes, 30 seconds East, 426.29 feet to the place of beginning; thence extending from same along Accomac Road the following two courses and distances: 1. North 57 degrees, 8 minutes, 30 seconds East, 29.92 feet to a point of curve; 2. on the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 121.75 feet to a point; thence extending from Accomac Road the following four courses and distances: 1. North 80 degrees, 18 minutes East, 75.67 feet to a point; 2. South 36 degrees, 53 minutes, 20 seconds East, 55.91 feet to a point; 3. South 15 degrees, 48 minutes, 30 seconds East, 273.56 feet to a point; 4. South 51 degrees, 04 minutes, 30 seconds West, 95.00 feet to a corner of Lot No. 4 on said plan; thence along same North 38 degrees, 55 minutes, 30 seconds West, 304.06 feet to the first mentioned point and place of beginning.

BEING Lot No. 5, Accomac Road, Montgomery County.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Booth, Jr. and Marisol Sosa Booth, h/w, by Deed from Antonis F. Pantazopoulos and Katherine Pantazopoulos, h/w, dated 03/28/2002, recorded 05/06/2002 in Book 5406, Page 1189.

Parcel Number: 31-00-00058-26-2.

Location of property: 8115 Accomac Road, Wyncote, PA 19095-1826.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher R. Booth, Jr. and Marisol Sosa Booth** at the suit of Wells Fargo Bank, N.A. Debt: \$350,554.38.

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

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

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

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12-08066

ALL THAT CERTAIN, lot or piece of ground, with the tenement thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being the Southwest portion of Lot No. 18 on a certain plan of lots laid out for Rachel H. Johns by John S. Garrigues, C.E., in February A.D., 1887 said plan is on record at Norristown in and for said County of Montgomery in Deed Book No. 307, page 99.

BOUNDED and described according to said plan, as follows, to wit:

BEGINNING at a point in the middle of Prospect Avenue a corner of this and Lot No. 20 on said plan; thence along the middle line of Prospect Avenue, North 48 degrees, 30 minutes, East 25 4/10 feet; thence by a line dividing said Lot No. 18 South 41 degrees, 30 minutes East, passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Northeast one hundred three and forty-one hundredths feet; thence by land formerly of Alexander Johnson and others, South 48 degrees, 56 minutes West, twenty-five and four-tenths feet, and thence by Lot No. 20 North 41 degrees, and 30 minutes West, one hundred and three and twenty-three hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Philip A. Ellis and Edward Ellis, by Deed from Bessie M. Whitney, dated 06/28/2002, recorded 08/09/2002 in Book 5419, Page 1617.

Parcel Number: 40-00-48044-00-3.

Location of property: 41 Prospect Avenue, Bryn Mawr, PA 19010-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip A. Ellis, Edward Ellis and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of The Bryn Mawr Trust Company. Debt: \$105,548.05.

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

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

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

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12-08084

ALL THAT CERTAIN lot or piece of ground, with the frame message or tenement thereon erected, being known as 551 West Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of West and Hale Streets; thence along the East side of Hale Street in a Northerly direction, 140 feet to a point; thence Eastwardly and parallel to said West Street 29 feet, more or less, to a point; thence Southwardly 140 feet to a point on the North side of said West Street distant 30 feet in an Easterly direction from the Northeast corner of said West and Hale Streets; thence Westwardly along the North side of said West Street, 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James D. Barnett and Shirley J. Barnett, h/w and Michael J. Barnett, son, by Deed from Paul D. Kriz and Sandra Kriz, h/w, dated 08/27/2009, recorded 09/03/2009 in Book 5742, Page 2462.

Parcel Number: 16-00-32768-00-3.

Location of property: 551 West Street, Pottstown, PA 19464-4762.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James D. Barnett, Shirley J. Barnett and Michael J. Barnett** at the suit of GMAC Mortgage, LLC. Debt: \$92,279.77.

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

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

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

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12-08870

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by George C. Heilman, Registered Surveyor on the 23rd day of May A.D. 1964, as follows, to wit:

BEGINNING at a pipe set on the Southwesterly side of Glenwood Avenue (40 feet wide) which pipe is at the distance of twenty feet measured on a line bearing South sixty-nine degrees, twenty-one minutes West, from a point on the center line of Glenwood Avenue, which last mentioned point is at the distance of two hundred sixty-eight and forty-four one-hundredths feet measured South twenty degrees, thirty-six minutes East, along said center line of Barnes Avenue (40 feet wide); thence from said beginning along the said Southwesterly side of Glenwood Avenue South twenty degrees, thirty-six minutes East, ninety-three and seventy-five one-hundredths feet to a pipe set in line of land of Philadelphia Electric Company; thence by the same South seventy-five degrees, thirty-nine minutes West, one hundred eighty-one and eight one-hundredths feet to an iron pin; thence North twenty degrees, thirty-six minutes West, seventy-three and eighty-nine one-hundredths feet to a pipe, a corner of land of Francis K. Bateman; thence by the same North sixty-nine degrees, twenty-one minutes East, one hundred eighty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth M. Silverwood and Cecilia L. Silverwood, by Deed from Kenneth M. Silverwood and Cecilia L. Silverwood and Frederick Silverwood, dated 09/25/1996, recorded 10/08/1996 in Book 5163, Page 1753.

Parcel Number: 58-00-08464-00-1.

Location of property: 237 Glenwood Road, King of Prussia, PA 19406-2544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth M. Silverwood and Cecilia L. Silverwood** at the suit of Wells Fargo Bank, N.A., d/b/a Americas Servicing Company. Debt: \$79,362.59.

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

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

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

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12-11987

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

BEGINNING at a point on the Northwestern side of Stanbridge Street, at the distance of 163 feet Northeastwardly from the Northeast side of Oak Street, a corner of this and land now or late of Charles B. Hank; thence along land now or late of Charles B. Hank, Northwestwardly at right angles to said Stanbridge Street, 170.5 feet to a point on the Southeasterly side of a 20 feet wide alley; thence along the said side of said alley, Northeastwardly parallel with Stanbridge Street 25 feet to a corner of lands now or late of said Roberts, Southeastwardly parallel with the first line, passing through the centre of the partition wall dividing the house erected on these premises from that on the adjoining premises, 170.5 feet to a point on the Northwestern side of Stanbridge Street aforesaid; thence along said side of said Stanbridge Street, Southwestwardly 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles E. Clark, III and Christine K. Clark, husband and wife given by GERALD MOORE also known as Gerald Moore and Donna M. Moore, dated 9/24/2001, and recorded 10/9/2001 in Book 5379, Page 2295 Instrument #020716.

Parcel Number: 13-00-35552-00-3.

Location of property: 715 Stanbridge Street, Norristown, PA 19401-5505.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine K. Clark and Charles E. Clark, III** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-4. Debt: \$272,006.20.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$315250,000. dollars whichever amount 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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12-13962

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, known as 7 B Avenue, bounded and described according to a survey dated 12/27/1952 as prepared by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of a 15 foot wide right-of-way said beginning point being North 45 degrees, 56 minutes West, 86.92 feet from land now or late of Elmer St. Clair; thence South 61 degrees, 05 minutes West, 129.85 feet to an iron pin a corner of land now or late of Howard Long; thence along said Long's land North 41 degrees, 15 minutes West, 47.28 feet to an iron pin on the Southeast side of and 15 foot wide right-of-way; thence along said side of right-of-way North 37 degrees, 42 minutes East, 128.78 feet to an iron pin on the Southwest side of said 15 foot wide right-of-way; thence along said side of right-of-way South 45 degrees, 56 minutes East, 98.1 feet to the place of beginning.

CONTAINING 9,019 square feet of land, more or less.

TOGETHER with the free and uninterrupted use of a right-of-way 15 feet wide leading to a 20 foot wide road over land of the said Lewis B. and Sarah Hoffman, together with free ingress, egress and regress to and for the said Grantees, their heirs and assigns, in common with other owners of land abutting thereon, their heirs and assigns forever as recited in Deed Book 2356, Page 179.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Long and Betty H. Long, h/w, by Deed from First Savings Bank of Perkasio, dated 10/07/1994, recorded 10/13/1994 in Book 5093, Page 2497.

By virtue of the death of Betty H. Long on or about 01/16/1999, Harry W. Long became the sole owner of the mortgaged premises as Surviving Tenant by the Entirety.

Parcel Number: 38-00-01927-00-6.

Location of property: 7 B Avenue, Perkiomenville, PA 18074-9735.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry W. Long** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$95,561.90.

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

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

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

12-15264

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

BEGINNING at a point on the Northwesterly side of Limekiln Pike at the distance of 408.36 feet measured Northeastwardly along said side of Limekiln Pike from its intersection with the middle line of Mullin's Road (33 feet wide) and extending; thence from said point of beginning through ground now or late of Irvin P. Harp, the two following courses and distances: (1) North 33°, 51' West, 552.95 feet to a point, said point being at the distance of 25 feet measured Southwardly from and at right angles to line dividing ground now or late of Irvin P. Harp and ground now or late of Thomas E. Gibbons; and (2) on a line parallel with and 25 feet distance measured Southwardly from last mentioned dividing line North 80°, 44', 40" East, 94.94 feet to a point in line of ground now or late of the Philadelphia Electric Company; thence along last mentioned ground 69°, 14', 30" East, 23.59 feet to a point; thence through said ground now or late of Irvin P. Harp South 33°, 51' East, 422.01 feet to a point on the said Northwesterly side of Limekiln Pike and thence along said Northwesterly side of Limekiln Pike South 20°, 19' West, 123.25 feet to the first mentioned point and place of beginning.

BEING the same premises which Anthony P. Walburn and Gina Webb and Frederick Lee Jernigan, by Deed dated 6/1/1998 and recorded 6/18/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5229, Page 2169, granted and conveyed unto Anthony P. Walburn and Gina Webb.

Parcel Number: 36-00-06826-00-5.

Location of property: 1055 Limekiln Pike, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony P. Walburn and Gina Webb** at the suit of Citizens Bank of Pennsylvania. Debt: \$294,429.39.

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

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

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

12-18718

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Plan of Subdivision of Stoneridge Montgomery Phase II prepared for Stoneridge of Montgomery Associates Limited Partnership made by Urwiler & Walter, Inc., Summeytown, Pennsylvania Job #86273 dated July 22, 1986 and last revised August 24, 1988 and recorded January 20, 1989 in Plan Book A-50, Page 365, as follows, to wit:

BEGINNING at a point on the terminus of the cul-de-sac of Cambridge Court (of variable width) said point being a corner of Lot 39 as shown on said plan; thence leaving Cambridge Court extending along Lot 39 North 76 degrees, 51 minutes, 39 seconds East, a distance of 195.22 feet to a point in line of lands of Horizon Financial as shown on said plan; thence extending along same South 55 degrees, 01 minutes, 41 seconds East a distance of 10.00 feet to a point, a corner of lands of John Cardinal Krol, Philadelphia Archdiocese as shown on said plan; thence extending along same South 35 degrees, 41 minutes, 40 seconds West a distance of 190.02 feet to a point, a corner of Lot No. 37, as shown on said plan; thence extending along same North 55 degrees, 01 minutes, 41 seconds West partly crossing the terminus of a sanitary sewer easement a distance of 118.01 feet to a point on the said side of Cambridge Court; thence extending along same on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 50.38 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 38 as shown on said plan.

CONTAINING 16,350 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Sun Ok Bang and De J. Yun by Deed from De Jung Yung a/k/a De J. Yun and Sun OK Bang, dated October 2, 2002 and recorded October 25, 2002 in Deed Book 5432, Page 1633.

Parcel Number: 46-00-00541-89-8.

Location of property: 111 Cambridge Court, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sun Ok Bang and De J. Yun** at the suit of Embrace Home Loans, Inc.  
Debt: \$319,720.92.

**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.

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12-20367

ALL THAT CERTAIN lot, piece or parcel of land situate in **Perkiomen Township**, County of Montgomery, Pennsylvania, as shown on a certain Plan of Perkiomen Greene made by Boucher and James, Inc. of Doylestown, Pennsylvania, dated April 3, 1993, last revised January 11, 1995 and recorded at the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Pages 202-204, more particularly described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Musket Court (28.00 feet wide), a corner of Lot 108 as shown on said plan; thence extending from said point of beginning along said Southwesterly side of Musket Court on the arc of a circle curving to the right having a radius of 136.00 feet an arc distance of 24.37 feet to a point, a corner of Lot 110 as shown on said plan; thence extending along said Lot 110, South 12 degrees, 00 minutes, 00 seconds West, 168.24 feet to a point in line of Lot 102 as shown on said plan; thence extending along said Lot 102 and partly along Lot 103 as shown on said plan, North 78 degrees, 00 minutes 00 seconds West, 24.00 feet to a point, a corner of Lot 108 as shown on said plan; thence extending along said Lot 108, North 12 degrees, 00 minutes, 00 seconds East, 172.28 feet to the point and place of beginning.

UNDER AND SUBJECT to Declaration of Covenants and Restrictions of Perkiomen Greene recorded September 10, 1996 in Deed Book 5160, Page 1599, as may be amended from time to time.

BEING Lot 109 as shown on plan.

TITLE TO SAID PREMISES IS VESTED IN Edward Stricker, by Deed from Wells Fargo Bank, NA, as Trustee for Riverview HECM 2007-3, dated 11/09/2011, recorded 12/02/2011 in Book 5821, Page 555.

Parcel Number: 48-00-01643-37-9.

Location of property: 506 Musket Court, Collegeville, PA 19426-1866.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Stricker** at the suit of Wells Fargo Bank, N.A.  
Debt: \$193,698.50.

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

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

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

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12-20607

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, being Lot No. 37 on a Plan of Lots known as 'Oak Lane Manor' described according to a plan by Franklin & Lindsey, Registered Professional Engineer, dated January 8, 1941, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Overhill Road (50 feet wide) at the distance of 367.57 feet measured North 10 degrees, 58 minutes East from a point of curve on the said Southeast side of Overhill Road which point of curve is measured on the arc of a circle curving to the right with a radius of 15 feet the arc distance of 32.96 feet from a point of tangent on the Northwest side of Lanfair Road (50 feet wide).

CONTAINING in front or breadth on the said Overhill Road 55 feet and extending of that width in length or depth South 79 degrees, 2 minutes East, 115 feet. The Southwest line thereof passing through a driveway between these and the premises adjoining the Southwest.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants and occupiers of the adjoining premises to the Southwest the free and unobstructed use, right, liberty and privilege of entrance and exit into and from the said Overhill Road of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other automobiles whatsoever, over and along the driveway as laid down to and from the garages now or hereafter to be erected on each said premises, in common with the owners, tenants, occupiers, of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but no otherwise, each owner to pay one- half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned and now laid out.

TITLE TO SAID PREMISES IS VESTED IN Cindy M. Campbell, by Deed from Christopher G. Campbell, dated 08/06/2012, recorded 11/26/2012 in Book 5855, Page 1232.

Parcel Number: 31-00-21652-00-7.

Location of property: 7433 Overhill Road, Elkins Park, PA 19027-3326.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher G. Campbell and Cindy M. Campbell** at the suit of SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee. Debt: \$125,904.58.

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

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

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

12-21078

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Widener Hills, made for Francis B. H. Branagen, Inc., by George B. Mebus, Registered Engineer, Glenside, Pennsylvania, July 12, 1947, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Cheltenham Hills Drive (formerly North Penn Boulevard) (50 feet wide) at the distance of 481.79 feet measured Southeastwardly from an angle point in the said side of Cheltenham Hills Drive, said angle point being at the distance of 524.90 feet Southeastwardly from a point of tangent with a radius round corner having a radius of 15 feet, said point of tangent being at the tangent distance of 29.65 feet Southeastwardly from the point of intersection, which the said side of Cheltenham Hill Drive produced, makes with the Southerly side of Church Road, produced said side of Church Road being 20 feet South of and parallel to the center line of the concrete paving in Church Road; thence from said beginning point and extending along Lot No. 822, North 66 degrees, 1 minute, 7 seconds East, 154.64 feet to a point in the Southwesterly right-of-way line of the North Pennsylvania Railroad; thence extending along same, South 24 degrees, 1 minute, 52 seconds East, 73.25 feet to a point; thence extending South 66 degrees, 1 minute, 7 seconds West through Lot No. 820, 154.71 feet to a point in the aforementioned side of Cheltenham Hills Drive; thence extending along the same, North 23 degrees, 58 minutes, 53 seconds West, 73.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 821 and part of No. 820 on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Montgomery Ward and Michelle Ward, as Tenants by the Entirety given by Doreen A. Schrack, dated 06/30/2006, recorded 07/12/2006 in Book 5607 Page 2716.

Parcel Number: 31-00-05902-00-7.

Location of property: 643 Cheltenham Hills Drive, Elkins Park, PA 19027-1319.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Montgomery Ward a/k/a Monty Ward and Michelle Ward** 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: \$297,718.91.

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

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

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

12-25485

PARCEL 1:

ALL THAT CERTAIN lot or piece of ground, being Lot Number Five (5) in Block "F", on a plan of the Indian Head Park Association, Incorporated, located partly in **Upper** and partly in **Lower Providence Townships**, Montgomery County, Pennsylvania, plan recorded at Norristown, Pennsylvania, in Deed Book Number 1059, Page 600.

SAID lot being bounded on the North by property now or late of Manning, on the East by land now or late of Angus Robertson, et al, on the South by a thirty feet wide street and on the West by Lot Number Six (6) in Block "F" now land of Cora R. Reber, wife of Ambrose R. Reber. Parcel No. 61-00-04390-60-7.

PARCEL 2:

ALL THOSE FOUR CERTAIN lots or pieces of ground, being Lots Nos. 1, 2, 3 and 4 in Block "F" on the plan of the Indian Head Park Association, located in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, said plan being recorded at Norristown, Pennsylvania in Deed Book 1059, Page 600 &c., said lots being bounded on the North by property now or late of Manning, on the East by a 40 feet driveway, on the South by a 30 feet wide street, and on the West by Lot No. 5.

Parcel No. 61-00-04390-50-8.

PARCEL 3:

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of survey thereof made by Francis W. Wack, Registered Surveyor, on October 3, 1950, as follows, to wit, viz:

BEGINNING at an iron pin on the Southwesterly margin of the Perkiomen Creek, a corner of land about to be conveyed to Joseph Hunsicker; thence along the same South eighty-six degrees, West eighty and five-tenths feet to an iron pin, a corner of land of the said Joseph Hunsicker; thence along the same South nine degrees, fifteen minutes West, thirty-eight feet to an iron pin, a corner of land of Edward Fisher Estate; thence along the same North eighty-nine degrees, forty-five minutes West, forty-three and five-tenths feet to a point a corner of land of Kenneth Heist; thence along the same North twenty-five degrees, forty-five minutes East crossing a twenty feet wide roadway sixty feet to an iron pin on the Northerly side of said roadway in line of Lot No. 6 of Samuel H. John, et ux.; thence along said side of said road and

by said land South eighty-nine degrees, forty-five minutes East, eleven feet to an iron pin; thence extending along a triangular shaped lot of Kenneth Heist North seventy-eight degrees, thirty minutes East, seventy and nine-tenths feet to an iron pin on the Southwesterly margin of the Perkiomen Creek; thence along the said margin thereof Southeastwardly twenty-six and fifteen one-hundredths feet to an iron pin the point and place of beginning. Parcel No. 61-00-04231-00-1.

TITLE TO SAID PREMISES IS VESTED IN Lauren Leah Stoll by Deed from the Estate of Emily E. Fisher by Karen R. Martin, Executrix dated 2/20/2009 and recorded on 2/26/2009 in Book 12544, Page 02825.

Parcel Numbers: 61-00-04390-60-7, 61-00-04390-50-8, 61-00-04231-00-1.

Location of property: 61-00-04390-60-7 - Residential single family - 102 North Reber Road, Collegeville, PA 19426-3992; 61-00-04390-50-8 - Residential vacant land - 100 North Reber Road, Collegeville, PA 19426-3992; 61-00-04231-00-1 - Residential vacant land - Lower Indian Head Road, Collegeville, PA 19426-3992.

The improvements thereon are: Residential property, vacant land and vacant lot.

Seized and taken in execution as the property of **Lauren Leah Bruno a/k/a Lauren Leah Stoll** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$148,438.59.

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

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

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

12-25733

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

BEGINNING at a point in the Southeasterly line of Greenwood Avenue (60 feet wide) distant 115 feet Northeastwardly measured along the Southeasterly line of Greenwood Avenue from the Easterly end of the curve connecting the Southeasterly line of Greenwood Avenue with the Northeasterly line of Old Farm Road. The said connecting curve having a radius of 25 feet. The said beginning point being in the division line between Lots 1 and 2, Block 1, on plan hereinafter mentioned; thence North 75 degrees, 55 minutes, 50 seconds East along the Southeasterly line of Greenwood Avenue 100 feet in front or width to the division line between Lots 2 and 3, Block 1, said plan; thence South 14 degrees, 04 minutes, 10 seconds East along the division line between Lots 2 and 3, Block 1, said plan 137.50 feet to a point in the line of Lot 20, Block 1, said plan; thence South 75 degrees, 55 minutes, 50 seconds West partly along said Lot 20, Block 1, said plan 37.28 feet to an angle point and being in the division line between Lots 20 and 21, Block 1, said plan; thence South 73 degrees, 38 minutes, 58 seconds West partly along Lot 21, Block 1, said plan, 62.77 feet to another angle point and being in the division line between Lots 1 and 2, Block 1, said plan; thence North 14 degrees, 04 minutes, 10 seconds West along the division line between Lots 1 and 2, Block 1, said plan, 140 feet to the place of beginning.

BEING Lot 2, Block 1, Plan of Curtis Hills, Section No. 1, made for Curtis Hills Development Corporation, made by George B. Mebus, Registered Professional Engineer, dated 2/7/1953.

TITLE TO SAID PREMISES IS VESTED IN Stanley P. Bunch by Deed, dated 4/25/11, conveying from Selma Bellet by her Attorney-in-Fact Robert Bellet and Bonni Bellet Schwartz by Durable Power of Attorney dated October 28, 1999 and about to be recorded, recorded 4/28/11, in Book 5799, Page 01123.

Parcel Number: 31-00-12793-00-1.

Location of property: 1132 Greenwood Avenue, Wyncote, PA 19095-2010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stanley P. Bunch** at the suit of Wells Fargo Bank, N.A. Debt: \$167,922.55.

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

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

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

12-25985

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Theodore Plume by Showalter and Associates, Chalfont, Pennsylvania, dated January 14, 1985, and revised March 7, 1985 and recorded in Plan Book A- 46, Page 336, as follows, to wit:

BEGINNING at a point in the center line of Welsh Road (L.R. 198) (33 feet wide, an ultimate width of 66.5 feet) said point being a corner of Lot No. 1 on the above mentioned plan; thence from said point and along Lot No. 1 North 39 degrees, 55 minutes, 07 seconds East crossing the ultimate right-of-way line of Welsh Road 702.44 feet to a point in line of lands now or late of Halbert and Joan Fillinger; thence from said point and along lands now or late of Halbert and Joan Fillinger South 49 degrees, 14 minutes, 26 seconds East, 30 feet to a point a corner of lands now or late of Natural Lands Trust, Inc.; thence from said point and along lands now or late of Natural Lands Trust, Inc., South 49 degrees, 14 minutes, 26 seconds East, 648.31 feet to a point in line of lands now or late of the said Natural Lands Trust, Inc.; thence from said point and along the same South 40 degrees, 27 minutes, 45 seconds West recrossing the ultimate right-of-way line of Welsh Road 695.32 feet to a point in the center line of same; thence from said point and along the same the two (2) following courses and distances: (1) North 49 degrees, 51 minutes, 15 seconds West, 641.63 feet to a point; (2) North 49 degrees, 51 minutes, 15 seconds West, 641.63 feet to a point; (2) North 49 degrees, 34 minutes, 56 seconds West, 30 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Norman M. Werther and Ellen K. Werther, his wife by Deed from Giuseppe Modica and Lucy Modica, his wife dated 4/30/1990 and recorded on 5/2/1990 in the Montgomery County Recorder of Deeds in Book 4944, Page 2449, Instrument No. 006452.

Parcel Number: 36-00-11442-00-6.

Location of property: 740 Welsh Road, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Norman M. Werther, Ellen K. Werther and The United States of America** at the suit of HSBC Bank USA, N.A., as Trustee for the Certificateholders of the SARM 2007-5 Trust Fund. Debt: \$2,267,752.33.

**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.

12-26970

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Colonial Village, made for Axelrod Construction Company, by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 2/26/1974 and last revised 9/24/1987, as recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book \_ Page \_, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Blaker Drive (80 feet wide) said point being a common corner of this lot and Lot 135 on the above mentioned plan; thence along the Southwesterly side of Blaker Drive South 24 degrees, 06 minutes, 10 seconds East, 32 feet to a point, a corner of Lot 137 on the above mentioned plan; thence along Lot 137 South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point, a corner of Lot 152 on the above mentioned plan; thence along Lot 152 North 24 degrees, 06 minutes, 10 seconds West, 32 feet to a point, a corner of Lot 135 on the above mentioned plan; thence along Lot 135 North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to the first mentioned point and place of beginning.

BEING the same premises which Kim M. Reynolds by Deed dated 11/30/06 and recorded on 12/15/06 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Instrument No. 2006154327, granted and conveyed unto Loretta Schaffer.

Parcel Number: 06-00-00124-00-5.

Location of property: 416 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Loretta Schaffer** at the suit of Kondaur Capital Corporation, et al. Debt: \$163,895.88.

**Louis P. Vitti**, Attorney.

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

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

12-27641

ALL THOSE CERTAIN lots or pieces of land with the messuage thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Nos. 83, 85, 87 and 89 on a plan of lots laid out by David Ross and others, known and designated as the "West End Tract", bounded and described, as follows, to wit:

BEGINNING at a point at the distance of 421.19 feet Northeast from Main Street on the Southeast side of Montgomery Avenue, a corner of land, and Lot No. 91 on said plan; thence by said Lot No. 91, Southeast 125 feet more or less to the Northwest side of a 20 feet wide alley; thence Northeast by said side of said alley 80 feet to a stake a corner of Lot No. 81 on said plan; thence along Lot No. 81, Northwest 131 1/2 feet more or less to the Southeast side of Montgomery Avenue aforesaid; thence along said side of said Montgomery Avenue, Southwest 80 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandra Williams, by Deed from Michael L. Titus, dated 05/31/2002, recorded 07/01/2002 in Book 5414, Page 963.

Parcel Number: 63-00-05311-00-8.

Location of property: 36 North Montgomery Avenue, Norristown, PA 19403-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra Williams** at the suit of JP Morgan Chase Bank, National Association s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$173,036.51.

**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..

12-29221

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a map of Knollbrook, made for Richelou Custom Builders, Inc., made by Yerkes Associates, Inc., Bryn Mawr Pennsylvania dated May 14, 1973 and last revised December 9, 1974, described, as follows, to wit:

BEGINNING at a point on the title line in bed of Robinson Lane which point is measured the following 3 courses and distances from a point on the title in the bed of Franklin Knoll Drive: (1) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 30.23 feet to a point of tangent; (2) South 83 degrees, 18 minutes, 40 seconds East, 60.01 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 115.50 feet to the place of beginning; thence extending from same and extending in the bed of Robinson Lane and crossing a sanitary sewer easement on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 247.40 feet to a point; thence extending through the bed of Robinson Lane South 76 degrees, 17 minutes, 10 seconds West, 53.73 feet to a point in line of Lot No. 24; thence along the same the following 2 courses and distances: (1) North 13 degrees, 42 minutes, 50 seconds West, 30.24 feet to a point; (2) South 76 degrees, 17 minutes, 10 seconds West, 111.28 feet to a corner of Lot No. 19; thence along same North 35 degrees, 00 minutes, 40 seconds West, 99.14 feet to a corner of Lot No. 22; thence along same and recrossing said sanitary sewer easement North 42 degrees, 43 minutes 20 seconds East, 198.63 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 23 on said plan.

UNDER AND SUBJECT to the lien of that certain Mortgage dated October 14, 2005 by Barry C. Geftman, as mortgagor, in favor of Wilmington Trust Company, as mortgagee, in the original principal amount of \$997,000, and recorded October 27, 2005 in the office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Mortgage Book 11630, Page 2963 (as it may be from time to time amended, modified, extended, substituted, and/or supplemented); as assigned to M&T Bank by that certain Assignment of Mortgage dated August 25, 2011, and recorded September 6, 2011 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Mortgage Book 13139, Page 1857 et seq.

BEING the same premises which Barry Craig Geftman and Diane Jahn Geftman, husband and wife, by Deed dated 10/22/87 and recorded 12/2/87 in Montgomery County, in Deed Book 4858, Page 2287 conveyed unto Barry Craig Geftman, in fee.

Parcel Number: 40-00-51160-25-3.

Location of property: 608 Robinson Lane, Haverford (also known as Lower Merion Township), Montgomery County, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barry C. Geftman** at the suit of M&T Bank, also known as Manufacturers and Traders Trust Company, as Assignee from Wilmington Trust FSB, a Federal Savings Bank, Successor in Interest by Virtue of the Merger of Wilmington Trust of Pennsylvania with and into Wilmington Trust, FSB. Debt: \$1,001,751.14 plus interests and costs to be added.

**Michael A. Suleta**, Attorney.

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

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

#### 12-31316

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Land Development Plan of 'Longford Crossing', made for Pulte Homes, by Bohler Engineering, Inc., Civil Engineers, dated February 6, 2004, and last revised April 29, 2005, and recorded in Plan Book 25, Page 19, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No. 184 as shown on the above mentioned plan; thence, extending from said point of beginning along Lot No. 184 as shown on said plan, North 48 degrees, 03 minutes, 00 second East, 65.17 feet to a point; thence, extending South 41 degrees, 57 minutes, 00 second East, 32.92 feet to a point; thence, extending South 48 degrees, 03 minutes, 00 seconds West, 65.17 feet to a point; thence, extending North 41 degrees, 57 minutes, 00 second West, 32.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 183 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN **Maria A. Rankin**, as sale owner, by Deed from Pulte Homes of Pennsylvania, Limited Partnership, dated 04/09/2008, recorded 04/11/2008 in Book 5688, Page 2553.

Parcel Number: 61-00-00723-00-1.

Location of property: 1 Unity Way, Phoenixville, PA 19460-2661.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria A. Rankin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$526,858.12.

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

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

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

#### 12-31974

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, being Lot #8 on a Plan of Lots of DeKalb Terrace, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Ivy Lane (50 feet wide) at the distance of four hundred ten feet Northwestwardly from the original center line of DeKalb Pike, a corner of Lot #7 on said plan; thence along the Northeast side of Ivy Lane the 2 following courses and distances North 13 degrees, 15 minutes West, five feet to a point of curve; thence Northwestwardly on a line curving to the left with a radius of one hundred seventy-five feet the arc distance of fifty-five feet to a point a corner of Lot #9 on said plan; thence along Lot #9 North 58 degrees,

44 minutes, 34 seconds East, one hundred seventy-eight and eighteen one-hundredths feet to a point on the Southwest side of a private road forty feet wide, open to travel but not dedicated; thence along said side of said private road, South 18 degrees, 10 minutes East, one hundred fourteen and forty-nine one-hundredths feet to a point a corner of Lot #7 aforesaid; thence along Lot #7 South 76 degrees, 45 minutes West, one hundred seventy and seventy-one hundredths feet to the place of beginning.

Parcel Number: 58-00-11224-00-4.

Location of property: 124 Ivy Lane, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark O. Livingston, an unmarried person** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$75,982.97.

**Denise Carlon**, Attorney.

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

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

12-32543

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and shown as Lot Number 336, on a Title Plan of Birchwood Home Owners Association, Inc. made for County Builders, Inc., by Hopkins & Scott, Inc., Registered Surveyors, dated 8/8/1974 and revised 8/23/1974, said plan being recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-23, Page 32.

BEING the same premises which David Moeller by Deed dated 3/22/2006 and recorded 3/24/2006 in Montgomery County in Deed Book 5594, Page 2013 granted and conveyed unto William McMenamin and Joseph A. Anderson Joint Tenants With the Right of Survivorship.

Parcel Number: 48-00-00223-38-6.

Location of property: 336 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph A. Anderson and William McMenamin** 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: \$216,421.53.

**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.

13-00644

#### PREMISES A

ALL THAT CERTAIN lot or piece of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the middle of the public road known as Grosstown Road and at a corner of land of now or late of John Morello; thence along said land South eighty-eight degrees, forty-five minutes East, two hundred ninety-four feet; thence along other land of Joseph Morello, et ux., North three degrees, thirty minutes West, one hundred forty-two feet and South seventy-nine degrees, fifty-three minutes West, two hundred ninety-five feet to the middle of the said Grosstown Road; thence along the middle of the same South four degrees, fifteen minutes East, sixty-five and seventeen hundredths feet and along the same by a line curving to the right having a radius of three hundred eleven and eighty-five hundredths feet a distance of fourteen and eighty-three hundredths feet to the place of beginning.

#### PREMISES B

ALL THAT CERTAIN tract, piece or parcel of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described according to a survey thereof made by George F. Shaner Registered Engineer, as follows, to wit:

BEGINNING at a joint corner of lands now or formerly owned by John Morello and Dominick Morello, respectively; thence along other lands of the Grantors now or about to be conveyed to John Morello, South 88 degrees, 45 minutes East, 132 feet, 6 inches to a stake set for a joint corner of lands now or about to be conveyed by the Grantors to John Morello and Dominick Morello, respectively; thence along other lands of the Grantors North 40 degrees, 30 minutes West, 195 feet, 8 inches to a stake set for a corner; thence continuing along lands of John Morello South 79 degrees, 53 minutes West, 20 feet to a corner of other lands of the Grantees, Dominick Morello; thence along lands of Dominick Morello South 3 degrees, 30 minutes East, 142 feet to the place of beginning.

#### PREMISES C

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

BEGINNING at a point at an iron pin at the corner of lands of Carl Sciescio South 50 degrees, 30 minutes East, 658.30 feet from the center line of Grosstown Road; thence South 67 degrees, 00 minutes East, 252.45 feet to a point; thence along lands of John Morello South 23 degrees, 00 minutes West, 156.12 feet to a point the center line of a 50 foot right-of-way; thence along right-of-way center line and lands of Dominick Morello and Angelo Gambino North 79 degrees, 00 minutes West, 301.61 feet to a point; thence along lands of John Morello North 31 degrees, 15 minutes East, 70.17 feet to a point; thence along lands of Dominick Morello North 35 degrees, 16 1/2 minutes East, 152.88 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin C. Williams, Sr. and Deborah A. Tarpey, by Deed from John Chester Chrzanowski and Mildred Chrzanowski, his wife, dated 09/15/2008, recorded 09/19/2008 in Book 5708, Page 386.

Parcel Number: 64-00-01795-00-4.

Location of property: 1018 Grosstown Road, Stowe, PA 19464-6126.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah A. Tarpey and Kevin C. Williams** at the suit of GMAC Mortgage, LLC. Debt: \$207,282.97.

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

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

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

13-02336

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a lot layout of 'Montgomery Ridge', drawn by Donald E. Rife, Professional Land Surveyor, dated January 13, 1989 last revised May 1, 1991 and recorded in Plan Book B-41, Page 255, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sunrise Drive (50 feet wide), said point being a corner of Lot 25; thence extending from said point of beginning along Lot 25 South 23 degrees, 41 minutes, 87 seconds East, 125.00 feet to a point of curve in line of proposed Route 202 corridor; thence extending along same on the arc of a circle curving to the left having a radius of 1,000.00 feet the arc distance of 103.63 feet to a point of tangent a corner of Lot 23; thence extending along same North 24 degrees, 25 minutes, 45 seconds West, 126.79 feet to a point on the Southeasterly side of Sunrise Drive; thence extending along same the two following courses and distances: (1) North 65 degrees, 34 minutes, 15 seconds East, 80.23 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 1,925.00 feet the arc distance of 24.99 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 24 as shown on said plan.

BEING the same premises which Sathya B. Shivaprakash and Malathi Shivaprakash, husband and wife by her Attorney in-Fact John S. Kerdock, Esquire by Deed dated June 19, 2000 and recorded July 12, 2000 in the County of Montgomery in Deed Book 5322, Page 2406 conveyed unto Joon Choe and Eun J. Kim, Tenants by the Entirety, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joon Choe, husband, by Deed from Joon Choe and Eun J. Kim, h/w, dated 09/07/2006, recorded 10/02/2006 in Book 5617, Page 2695.

Parcel Number: 46-00-03617-12-6. Map #46015D024.

Location of property: 116 Sunrise Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joon Choe** at the suit of Wells Fargo Bank, N.A. Debt: \$389,708.17 plus interest to sale date.

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

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

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

13-02859

ALL THAT CERTAIN lot, tract, or parcel of land and premises hereinafter particularly described, situate, lying and being in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made by Reeder and Magarity, Professional Engineers, of Upper Darby, Pennsylvania, dated the 1st day of November 1956, with additions dated the 16th day of November 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sandringham Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwesterly side of Gainsboro Circle (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 27.53 feet to a point of reverse curve on the Northwesterly side of Sandringham Road and (2) Southwestwardly along the Northwesterly side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 99.85 feet to the place of beginning; thence extending from the said point of beginning Southwestwardly along the Northwesterly side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 73.45 feet to a point in line of Lot No. 38 on said plan; thence extending along the same North 33 degrees, 12 minutes West, 129.37 feet to a point; thence extending North 59 degrees, 38 minutes East, 78.97 feet to a point in line of Lot No. 40 on said plan; thence extending along the same South 30 degrees, 22 minutes East, 138.17 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 39 (1218) Sandringham, on said plan.

TOGETHER with and subject to the free and uninterrupted right, liberty and privilege of using the presently existing driveway apron erected partly on the hereinabove described and granted premises and partly on the premises adjoining to the Northeast in common with the owners, tenants and occupiers of the premises adjoining to the Northeast at all times hereafter forever; subject, nevertheless to the proportionate part of the expenses in keeping same in good order and repair.

UNDER AND SUBJECT, nevertheless, to the Agreements, Easements, Ordinances, Covenants and Rights-of-way of Record.

BEING the same premises which Elayne Bresson, by Deed dated December 08, 2004 and recorded in the Montgomery County Recorder of Deeds Office on January 24, 2005 in Deed Book 5541, Page 985, Deed Instrument #2005012535, granted and conveyed unto Rachel R. Thomas.

Parcel Number: 40-00-53480-00-3.

Location of property: 1218 Sandringham Road, Lower Merion, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel R. Thomas** at the suit of Wilmington Trust Company, not in its Individual Capacity but Solely as Successor Trustee to U.S. Bank, National Association, as Trustee for Master Alternative Loan Trust 2005-3. Debt: \$391,713.84.

**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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13-02894

ALL THAT CERTAIN tract or parcel of land situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot #38 as recorded in the Office of the Recorder of Deeds on 9/10/2003 in Plan Book A-61, Page 371 and being more fully described, as follows, to wit:

Lot #38, as described in said plan.

TITLE TO SAID PREMISES VESTED IN Gary L. Hoch and Carol M. F. Hoch, husband and wife by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 9/8/2004 and recorded 10/13/2004 in the Montgomery County Recorder of Deeds in Book 5528, Page 2325.

Parcel Number: 50-00-02370-23-5.

Location of property: 460 Creekview Drive, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary L. Hoch a/k/a Gary Hoch and Carol M. F. Hoch** at the suit of Capital One, N.A. Debt: \$496,770.39.

**Robert W. Williams**, Attorney.

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

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

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13-03634

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator of Jenkintown, Pennsylvania, dated June 25, 1921, and recorded at Norristown in the Office for Recording of Deeds, &c., in Deed Book No. 328, Page 600, as follows:

BEGINNING at a point in the middle line of Bradfield Road (thirty-three feet wide) at the distance of ninety-five feet Southwestwardly from the middle line of Lafayette Avenue (forty feet wide), containing in front or breadth on the said middle line of Bradfield Road fifty feet (each lot being twenty-five feet in front) and extending together of that width in length or depth Northwestward between lines at right angles to said middle line of Bradfield Road one hundred and seventy-five feet.

BEING the same premises which Gaard Property Management by Deed dated 03/31/2006 and recorded 05/31/2006 in Montgomery County in Deed Book 5602, Page 1581 granted and conveyed unto Daniel Recigno.

Parcel Number: 30-00-05060-00-4.

Location of property: 1150 Bradfield Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Daniel Recigno** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE6. Debt: \$322,097.91.

**Alyk L. Ofazian**, Attorney. I.D. #312912

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

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

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13-04376

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Pennsylvania, described according to a plan made by William S. Erwin, Registered Professional Engineer, dated July 16, 1959, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street (sixty-six feet wide) at the distance of five hundred eighty-five feet measured along Roberts Street on a course of South forty-nine degrees, fourteen minutes East from the Southeasterly side of Calamia Drive (fifty feet wide); thence extending from the first above mentioned point of beginning, North forty degrees, forty-six minutes East along line of Lot No. 4 on said plan and partly through the party wall of the house erected on this lot and the house erected on the lot to the Northwest one hundred thirty-one and eleven one-hundredths feet to a point in the title line in the bed of a certain easement for utility and driveway, which easement extends Northwestwardly into Calamia Drive and Southeastwardly and Northeastwardly in to Logan Street

(sixty-six feet wide); thence extending South seventy-three degrees, six minutes, forty-nine seconds East through the title line in the bed of said easement and along part of the rear of Lot Numbers 37 and 38 on said plan thirty-two and eighty-one one-hundredths feet to a point; thence extending South forty degrees, forty-six minutes West along line of Lot No. 2 on said plan one hundred forty-four and thirty-nine one-hundredths feet to a point on the Northeasterly side of Roberts Street; thence extending North forty-nine degrees, fourteen minutes West along the said Roberts Street thirty feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned easement for utility and driveway, as shown on the above mentioned plan at all times hereafter forever in common with Utility Corporation, Corporations, Company or Companies, owners, tenants, occupiers of the other lots of ground, bounding thereon which may be given or entitled to the use thereof as and for utility rights, passageway, driveway and watercourse at all times hereafter, excepting and reserving thereout unto the grantor, the right and privilege to grant and extend such use and right thereof to any person, persons, Corporation or Corporations.

SUBJECT, however, to the proportionate part of the expense of keeping said easement in good order, condition and repair at all times hereafter, forever.

BEING the same premises which World Savings Bank FSC granted and conveyed unto Jessica Calhoun and William Calhoun, father and daughter, by Deed dated February 19, 2002 and recorded March 14, 2002 in Montgomery County Deed Book 5399, Page 1909.

Parcel Number: 13-00-32424-00-8.

Location of property: 639 East Roberts Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jessica A. Calhoun and William J. Calhoun** at the suit of Wells Fargo Bank, N.A. Debt: \$81,789.95 plus interest to sale date.

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

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

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

13-06307

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.

**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.

13-06890

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made September 25, 1980 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, by Wm. R. Bower, #2954-E, being Parcel No. 2 on Plan of Property made for Stanley Montgomery and Joseph Donofry, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mt. Carmel Avenue (50 feet wide at the point) said point being at the distance of 612.81 feet measured Northwestwardly over various courses from a point on the Northwestly side of Limeki In Pike (varying in width at this point) and 110 feet, more or less, measured Northeastwardly at right angles from the center line of the railroad, formerly on North Pennsylvania Railroad Company, now Consolidated Rail Corporation (Conrail), at Engineering Station 670+08, more or less; thence extending from the place of beginning South 49 degrees, 53 minutes, 57 seconds West a distance of 67.53 feet to a point on the Northeasterly right-of-way line of said railroad; thence along the same North 43 degrees , 41 minutes, 40 seconds West, a distance of 234.35 feet to a point; thence North 37 degrees, 58 minutes, 20 seconds East a distance of 94.28 feet to a point on the aforesaid Southwesterly side of Mt. Carmel Avenue; thence along the same South 37 degrees, 29 minutes, 40 seconds East a distance of 187.28 feet to a point of curvature on the Southwesterly side of Mt. Carmel Avenue; thence still along the same Southeastwardly on the arc of a circle curving to the left with a radius of 1457.69 feet the arc distance of 66.31 feet to the first mentioned point and place of beginning.

## EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made September 25, 1980, by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southwesterly side of Mt. Carmel Avenue (50 feet wide at this point) said point being at the distance of eight hundred forty four and forty one-hundredths feet (844.40') measured Northwestwardly over various courses from a point on the Northwesterly side of Limekiln Pike (varying in width at this point); thence extending from the place of beginning South fifty-one degrees, twenty-six minutes twenty seconds West, ninety-one and twenty seven one-hundredths feet (91.27') to a point on the Northeasterly right-of-way line of the North Pennsylvania Railroad (Reading Company); thence along the same North forty-three degrees, forty-one minutes, forty seconds West, zero and four one-hundredths feet (0.04') to a point; thence North thirty-seven degrees, fifty-eight minutes, twenty seconds East, ninety-four and twenty-eight one-hundredths feet (94.28') to a point on the aforesaid Southwesterly side of Mt. Carmel Avenue; thence along the same South thirty-seven degrees, twenty-nine minutes, forty seconds East, twenty-two and no one-hundredths feet (22.00') to the first mentioned point and place of beginning.

## RECITAL:

BEGINNING a part of the same premises which Stanley Montgomery conveyed to Harold J. Myers and Vera, his wife by deed dated September 29, 1982 and recorded on October 6, 1982 in the Office for Recording of Deeds in Book #4693, Page 821 through 824, granted and conveyed in fee.

Parcel Number: 30-00-37900-00-5.

Location of property: 2728 Mt. Carmel Avenue, Glenside, PA 19038.

The improvements thereon are: Commercial repair shop garage.

Seized and taken in execution as the property of **RB & AK Properties, Inc., Jacob Singer and Albert Martin** at the suit of Harold and Vera Myers, h/w. Debt: \$218,780.38.

**David P. Temple**, Attorney. I.D. #86937

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

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

13-06891

## PREMISES "B"

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made September 25, 1980 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southwesterly side of Mt. Carmel Avenue (50) feet wide at this point said point at the distance of eight hundred forty-four and forty one-hundredths feet measured Northwestwardly over various courses from a point on the Northwesterly side of Limekiln Pike (varying in width at this point); thence extending from the place of beginning South fifty-one degrees, twenty-six minutes, twenty seconds West, ninety-one and twenty-seven one-hundredths feet to a point on the Northwesterly right-of-way line of the North Pennsylvania Railroad (Reading Company); thence along the same North forty-three degrees, forty-one minutes, forty seconds West, zero and four one-hundredths feet to a point; thence North thirty-seven degrees, fifty-eight minutes, twenty seconds East, ninety-four and twenty-eight one-hundredths feet to a point on the aforesaid Southwesterly side of Mt. Carmel Avenue; thence along the same South thirty-seven degrees, twenty-nine minutes, forty seconds East, twenty-two and one hundredths feet to the first mentioned point and place of beginning.

## PREMISES "A"

BEING the same premises intended to have been conveyed by John Patane and Angeline V., his wife to Domenic Marasco under Deed dated April 4th, 1925 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Deed Book 935, Page 592 in which the beginning point of said description was incorrectly given as 365.85 feet Southeast of Elm Avenue.

AND being the same premises which Michael Toth and Elizabeth his wife by Deed dated May-6, 1947 and, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book 1827, Page 75 granted and conveyed unto the said Andrew M. Duscik and Elizabeth T., his wife in fee.

## PREMISES "B"

BEING the same premises which Stanley Montgomery by deed dated February 24, 1981 and recorded in Montgomery County in Deed Book 4607, Page 333 conveyed unto Andrew M. Duscik and Elizabeth T. Duscik his wife in fee.

Parcel Numbers: 30-00-45352-00-5 and 30-00-45351-20-4.

Location of property: 2752 Mt. Carmel Avenue and adjoining vacant lot, Glenside, PA 19038.

The improvements thereon are: Commercial - office building.

Seized and taken in execution as the property of **RB & AK Properties, Inc.** at the suit of Harold and Vera Myers, h/w. Debt: \$218,780.38.

**David P. Temple**, Attorney. I.D. #86937

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

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

13-08130

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in **Rockledge Borough**, Montgomery County, and State of Pennsylvania beginning on the Northwest side of Robbins Avenue (fifty feet wide) at the distance of five hundred twenty-five feet Southwestwardly from the Southwest side of Abington Avenue (fifty feet wide) containing in front or breadth on said Robbins Avenue twenty-five feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles to said Robbins Avenue, one hundred fifty feet.

BEING the same premises which Paul Kauffman and Jean Kauffman by Deed dated 8/26/2004 and recorded 12/8/2004 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5535, Page 1478 granted and conveyed unto Paul Kaufmann and Jean Kaufmann, as Tenants by the Entireties.

Parcel Number: 18-00-02215-00-8.

Location of property: 109 Robbins Avenue, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jean Kaufmann and Paul Kaufmann** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE7. Debt: \$142,014.63.

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

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

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

13-08441

ALL THAT CERTAIN unit, designated as Building Number E, Unit Number E-427 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 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.

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.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, right-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.

TITLE TO SAID PREMISES IS VESTED Miriam Stup, a/k/a, Miriam Lester and Judith Snyder and Dorothy Stup, by Deed from Miriam Stup, dated 04/21/1994, recorded 05/13/1994 in Book 5077, Page 1566. Title to the subject mortgaged premises is vested in Miriam Stup (a/k/a Miriam Lester), Trustee under the Deed of Trust dated the 12th day of June, 2007, by Deed from Miriam Stup, (a/k/a Miriam Lester), dated 07/12/2007, recorded 08/24/2010 in Book 5777, Page 1250. Miriam Stup, a/k/a Miriam Lester died on 11/04/2010. Plaintiff's representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor. Plaintiff has obtained a copy of the Revocable Trust of Miriam Stup a/k/a Miriam Lester (a/k/a the Deed of Trust dated the 12th day of June, 2007). The Trust appoints Dorothy Stup and Judith Snyder as successor trustees in the event of Miriam Stup a/k/a Miriam Lester's death. Dorothy Stup and Judith Snyder are also named the beneficiaries of the Trust.

Parcel Number: 40-00-11155-89-2.

Location of property: 1001 City Avenue, Unit EE427, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **The Miriam Stup a/k/a Miriam Lester Revocable Trust a/k/a The Deed of Trust dated the 12th day of June, 2007, Dorothy Stup, in her Capacity as Heir of Miriam Lester a/k/a Miriam Stup, Deceased, and Judith Snyder, in her Capacity as Heir of Miriam Lester a/k/a Miriam Stup, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Miriam Lester a/k/a Miriam Stup, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$171,674.34.

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

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

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

13-08456

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Edward A. Cardwell, Registered Surveyor, under date November 29, 1949, for William C. Essick, Jr., whereon the tract hereinafter is designated as 'Lot 'A'.

BEGINNING at a point in the center line of Moreland Road (thirty-three feet wide) at a distance of five hundred ninety-two and eight-tenths feet more or less Southeast of the intersection with the center line of Norristown Road; and extending thence along the center line of said Moreland Road South forty-seven degrees, forty-five minutes East one hundred seventy-six and no one-hundredths feet to a corner in line of land of Lot 'B'; thence extending by the same North forty-two degrees, fifteen minutes East, two hundred eighty-two and thirty-nine one-hundredths feet to a corner; thence extending South seventy-four degrees, eleven minutes West, three hundred thirty-two and sixty-nine one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David K. Astad and Marie A. Astad, by Deed from Sam Braccia and Bertina Braccia, his wife, as Tenants by the Entirety a one-half interest and Sam Braccia, Jr., a one-half interest, to hold as Joint Tenants With the Right of Survivorship with his parents, dated 11/30/1994, recorded 12/12/1994 in Book 5099, Page 2418.

Parcel Number: 36-00-11449-00-8.

Location of property: 804 Welsh Road, Horsham, PA 19044-1020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David K. Astad and Marie A. Astad** at the suit of Nationstar Mortgage, LLC. Debt: \$208,859.57.

**Joseph A. Dessoye**, Attorney. I.D. #200479

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

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

13-08717

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

BEGINNING at a point in the Northern right-of-way line of the Philadelphia & Reading Railway Company, now the Reading Company, and at the Western side of a public road leading from Sanatoga to the bridge over the Schuylkill River at Sanatoga; thence along the said public road South 84 degrees, 28 minutes East, 212 feet, 6 inches to an iron pin; thence by lands of William H. Moser North 25 degrees, 56 minutes West, 228 feet, 9 inches to an iron pin in the road leading from Sanatoga to Pottstown; thence partly on said road and still by lands of the said Moser South 71 degrees, 51 minutes East, 82 feet to a walnut tree; thence still by lands of said Moser South 52 degrees, 30 minutes East, 118 feet, 9 inches to a Buttonwood tree; thence by lands of Harry C. Brant North 49 degrees, 15 minutes West, 248 feet, 4 inches to a stake in lands of said Harry C. Brant; thence still by the same South 27 degrees, West 34 feet, 8 inches to an iron pin in the said road leading from Sanatoga to Pottstown; thence along a vacated public road and lands of Harry C. Brant North 60 3/4 degrees, West 275 feet, 6 inches to a stake in said vacated public road; thence still by the same lands and in said vacated road South 89 degrees, West 252 feet, 6 inches to the Northern right-of-way of the said The Reading Company; thence along the said right-of-way Southeastwardly on the arc of a circle curving to the right having a radius of 29.00 feet the arc distance of 385 feet to the place of beginning.

CONTAINING 3 acres of land, more or less.

BEING the same premises which Patricia Y. Gromis, by Deed dated 3/30/06 and recorded in the Montgomery County Recorder of Deeds Office on 5/2/06 in Deed Book 5599, Page 221, granted and conveyed unto Scott A. Mahr and Ingrid A. Mahr.

Parcel Number: 42-00-04525-00-5.

Location of property: 2242 Sanatoga Station, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Scott A. Mahr and Ingrid A. Mahr** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Alternative Loan Trust 2006-S3. Debt: \$172,834.56.

**Bradley J. Osborne**, Attorney.

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

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

13-09477

ALL THAT CERTAIN tract or piece of ground, being Lot No. 57 with the dwelling house thereon erected, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan by A.G. Newbold, P.E., and recorded in Plan Book A-24, Page 41, as follows:

BEGINNING at a point on the Westerly side of Elm Street said point being 222.26 feet distant from the intersection of the Westerly boundary line of said street and the Northerly boundary line of Spruce Street East measured North 30 degrees, 45 minutes East; thence by Lot No. 58 North 50 degrees, 22 minutes West (direction erroneously missing from prior deed) 138.82 feet to a point; thence by land now or late of Errol M. Kring North 36 degrees, 12 minutes, 30 seconds East, 252.33 feet to a point; thence by the Westerly boundary line of Elm Street the three remaining courses and distances: (1) South 04 degrees, West 87.66 feet to a point; (2) South 02 degrees, 25 minutes West, 155.28 feet to a point; (3) South 30 degrees, 55 minutes (erroneously stated as 65 minutes) West 57.67 feet to the place of beginning.

BEING the same premises which James R. Uppole and Elizabeth G. Uppole by Indenture dated April 8, 2008 and intended to be forthwith recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, hereby granted and conveyed unto Scott D. Birli and Cindy L. Birli.

Parcel Number: 32-00-01560-00-1.

Location of property: 241 Elm Street, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott D. Birli and Cindy L. Birli** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$187,883.05.

**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.

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13-09633

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan of "The Meadow at Providence Reserve" prepared for Nolen Companies by Bursich Associates, Inc., dated June 15, 1994 and last revised July 11, 1995 and recorded October 3, 1995 in Plan Book A-55, Page 481 and further revised October 26, 1996 and recorded November 21, 1996 in Plan Book A-56, Page 391, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tawnyberry Lane (50 feet wide) said point being a corner of this and Lot Number 43 as shown on the above mentioned plan; thence extending along Lot 43 South 48 degrees, 45 minutes, 34 seconds East, 150.00 feet to a point; thence extending South 41 degrees, 17 minutes, 52 seconds West, 110.00 feet to a point a corner of Lot Number 45 on said plan; thence extending along Lot 45 North 48 degrees, 45 minutes, 34 seconds West, 150.00 feet to the Southeasterly side of Tawnyberry Lane aforesaid; thence along the same North 41 degrees, 17 minutes, 52 seconds East, 110.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 44.

CONTAINING 16,500 square feet.

BEING the same premises that The Woods at Providence Reserve, a Pennsylvania Limited Partnership by Deed dated September 23, 1999 and recorded October 13, 1999 in the County of Montgomery (Book 5292, Page 393) granted and conveyed unto Glenn L. Dobson and Karla M. Dobson, their heirs and assigns, in fee.

Parcel Number: 61-00-04940-92-1.

Location of property: 568 Tawnyberry Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glenn L. Dobson and Karla M. Dobson** at the suit of Wells Fargo Bank, N.A. Debt: \$267,263.68.

**Thomas M. Federman**, Attorney. I.D. #64068

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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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13-09903

ALL THAT CE RTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and Commonwealth of Pennsylvania, described according to a Certain Plan thereof made by George B. Mebus, Inc. dated August 30, 1955, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Grisdale Road (60 feet wide) said point of tangent being at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southeasterly side of Fitzwatertown Road (46.5 feet wide); thence extending from said point of beginning, South 47 degrees, 9 minutes, 8 seconds East along the said side of Grisdale Road, 63 feet to a point; thence extending South 42 degrees, 50 minutes, 52 seconds West, 156.99 feet to a point; thence extending North 47 degrees, 38 minutes, 35 seconds West, 88 feet to a point on the Southeasterly side of Fitzwatertown Road, aforesaid; thence extending North 42 degrees, 50 minutes, 52 seconds East along the said side of Fitzwatertown Road, 132.74 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 25 feet, the arc distance of 39.27 feet to the first mentioned point of tangent and place of beginning.

BEING Lot No. 128 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jelena Chargel and Rafael Chargel by Deed from Jose A. Orlena and Renee W. Orlena, dated February 22, 2006 and recorded March 7, 2006 in Deed Book 05592, Page 1851.

Parcel Number: 30-00-21004-00-8.

Location of property: 1267 Fitzwatertown Road, Abington Township, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jelena Chargel and Rafael Chargel** at the suit of JP Morgan Chase Bank, National Association. Debt: \$266,799.51.

**Andrew L. Markowitz**, Attorney.

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

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

13-11065

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

BEGINNING at a point at the Southeast corner of Rambo and Hurst Streets; thence along the Southeasterly side of Hurst Street, North 63 degrees, 25 minutes East, 60 feet to a stake; thence parallel to Rambo Street, South 26 degrees, 35 minutes East, 120 feet to the center of a 20 feet wide alley; thence along said alley, South 63 degrees, 25 minutes West, 60 feet to a point on the Northeasterly side of Rambo Street aforesaid; thence along said side of Rambo Street, North 26 degrees, 35 minutes West, 120 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Burnett, by Deed from Elwood Allan Morris and Frances Morris, dated 07/27/2000, recorded 08/15/2000 in Book 5327, Page 1560.

Parcel Number: 02-00-04152-00-4.

Location of property: 456 Hurst Street, Bridgeport, PA 19405-1538.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Burnett** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$239,617.55.

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

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

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

13-11635

ALL THAT CERTAIN piece of parcel of land, situate in **Lansdale Borough** (formerly Montgomery Township), County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot #17 Section "D" on a plan of Hillcrest prepared by Herbert H. Metz, Registered Engineer, as revised on October 25, 1949, bounded and described, as follows, to wit:

BEGINNING at a point marking the intersection of the center line of Frederick Road (forty feet wide) with the center line of Clear Spring Road (fifty feet wide); thence South forty-seven degrees, nineteen minutes West, ninety-six and eighty-five one-hundredths feet to a point a corner of this and Lot #16 Section "D" of said plan; thence along the line of said Lot #16 North forty-two degrees, forty-one minutes West, two hundred fifty-two and fifty-nine one-hundredths feet to a point a corner of this and Lot #30 North forty-seven degrees, nineteen minutes East, ninety-four and thirty-eight one-hundredths feet to a point in the center line of Frederick Road, aforesaid; thence along the center line of said Frederick Road, South forty-three degrees, fourteen minutes, thirty seconds East, two hundred fifty-two and sixty-one one-hundredths feet to the point and place of beginning.

BEING the same premises which Warren R. Hancock Executor under the will of Clenric H. Hancock, deceased by Indenture dated the 20th day of June 2003 and recorded the 23rd day of June 2003, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5461, Page 306, granted and conveyed unto Binh Luong Nguyen and Trang D. H. Hoang, husband and wife in fee.

Parcel Number: 11-00-02404-00-6.

Location of property: 332 Clear Spring Road, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Trang D. Hoang a/k/a Trang D. H. Hoang and Binh L. Nguyen a/k/a Binh Luong Nguyen** 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: \$219,473.88.

**Alyk L. Oflazian**, Attorney. I.D. #312912

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

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

13-13578

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southwesterly side of Boyer Road (No. 626) at the distance of 290.03 feet Southeastwardly from the Southerly radius corner of said Boyer Road and Ashbourne Road, **Cheltenham Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Boyer Road 36 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Boyer Road 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Marcus M. M. Robinson and Michelle Lynette Robinson, by Deed from John P. Batley, dated 04/27/2007, recorded 05/11/2007 in Book 5646, Page 2249.

Parcel Number: 31-00-03121-00-7.

Location of property: 626 Boyer Road, Cheltenham, PA 19012-1610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcus M. M. Robinson and Michelle Lynette Robinson** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$259,191.14.

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

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

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

13-13909

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a Plan of Section No. 1 of Valley Forge Acres, made for Joseph J. McCawley, by Robert H. Huber, Registered Engineer, Salford, Pennsylvania, on March 17, 1958 and last revised October 2, 1958, as follows:

BEGINNING at a point on the Southeasterly side of Orchard Road (fifty feet wide) at the distance of twenty feet, measured North twenty-nine degrees, thirty eight minutes East, along same from its intersection with the Northeasterly side of Evergreen Road (fifty feet wide) (both lines produced); thence extending from said beginning point along the Southeasterly side of Orchard Road the two following courses and distances: (1) North twenty nine degrees, thirty-eight minutes East, sixty-four and sixty-one one-hundredths feet to a point of curve; and (2) on a line curving to the right having a radius of three hundred twenty-two and thirty one-hundredths feet, the arc distance of thirty-two and forty-four one-hundredths feet to a point; thence extending South fifty-four degrees, thirty-six minutes East, forty-four and seventy-three one-hundredths feet to a point; thence extending South sixty degrees, twenty-two minutes East, forty-four and eighty-seven one-hundredths feet to a point; thence extending South twenty-nine degrees, thirty-eight minutes West, one hundred twelve and fifty one-hundredths feet to a point on the Northeasterly side of Evergreen Road, aforesaid; thence extending along the same, North sixty degrees, twenty-two minutes West, seventy feet to a point of curve; thence extending on a line 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. 67 as shown on said plan.

BEING the same premises which Harold E. Ringland granted and conveyed unto Larry Thomas and Sheila G. Thomas, husband and wife, by Deed dated May 23, 1995 and recorded August 8, 1995 in Montgomery County Deed Book 5121, Page 409.

Parcel Number: 58-00-14344-00-7.

Location of property: 462 Orchard Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Larry Thomas a/k/a Larry J. Thomas and Sheila G. Thomas** at the suit of Wells Fargo Bank, N.A. Debt: \$209,640.96 plus interest to sale date.

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

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

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

13-14556

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania and bounded und described according to a Plan of Subdivision of Pinecrest Golf Club, Phase II, for Pinecrest Properties, Inc. (formerly known as Klein Realty Company) by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated 4/23/1991, last revised 10/09/1991 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-53, Page 87 and 88, as follows, to wit:

BEGINNING at a point on the Southwesterly side of a certain extension (of variable widths) of Country Club Drive (50.00 feet wide), at a corner of Lot No. 311 as shown on said plan; thence extending from said point of beginning South 31 degrees, 56 minutes, 41 seconds East, along the said Southwesterly side of the aforesaid extension of Country Club Drive, the distance of 24.00 feet to a point, a corner of Lot No. 313, as shown on said plan; thence extending South 58 degrees, 03 minutes, 19 seconds West, along Lot No. 313 the distance of 108.45 feet to a point a corner in line of lands now or late of Pinecrest Golf Club, Inc., as shown on said plan; thence extending North 31 degrees, 56 minutes, 41 seconds West along lands of Pinecrest Golf Club, Inc. the distance of 24.00 feet to a point, a corner of Lot No. 311 aforesaid; thence extending North 58 degrees, 03 minutes, 19 seconds East along Lot No. 311 the distance of 108.45 feet to the first mentioned point on the said Southwesterly side of the aforesaid extension of Country Club Drive and place of beginning. The Northeasterly portion thereof containing the bed of a certain Utility Easement, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kathryn R. Kopp by Deed from Joseph C. Kopp, dated January 30, 2004 and recorded March 2, 2004 in Deed Book 5498, Page 703.

Parcel Number: 46-00-00549-25-8.

Location of property: 520 Country Club Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathryn R. Kopp** at the suit of JP Morgan Chase Bank, N.A. Debt: \$351,308.13.

**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.

13-14648

ALL THAT CERTAIN lot known as Unit No. B1 in Building No. 1002, in the Village at Huntingdon Valley Condominium, **Lower Moreland Township**, together with an undivided Interest in the common elements (1.25% ct. full proposed buildout of 80 units) appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Declaration of the Village at Huntingdon Valley

Condominium Association dated June 26, 2001, and recorded on November 5, 2001 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Norristown. Pennsylvania in Deed Book 5384, at Page 00589, and filed in the Department of Records in and for Philadelphia County, Pennsylvania on August 31, 2001 at Philadelphia, Pennsylvania as Document No. 50318869, as amended from time to time.

TO HAVE AND TO HOLD the said lot or unit above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, forever.

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

TITLE TO SAID PREMISES IS VESTED in Myoung Jhang by Deed from K. Hovnanian at Lower Moreland I L.L.C., a Pennsylvania Limited Liability Company, dated October 29, 2002 and recorded November 12, 2002 in Deed Book 5433, Page 1647.

Parcel Number: 41-00-08429-02-6.

Location of property: 12 Simons Way, Unit B1, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Myoung Jhang** at the suit of American Heritage Federal Credit Union. Debt: \$135,819.20.

**Jennifer L. Wunder**, Attorney.

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

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

13-14710

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to plan of subdivision of Brookside Farms, prepared by Urwiler and & Walter, Inc. dated May 20, 1988, last revised May 31, 1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 109, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Potter Drive (50.00 feet wide), a corner of this and Lot No. 62, as shown on said plan, which point is measured the 4 following courses and distances from a point of curve on the Southwesterly side of New Kepler Road (60.00 feet wide): (1) leaving New Kepler Road on the arc of a curve, curving to the right, in a Southeastwardly to Southwesterly direction, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent, on the Northwesterly side of Potter Drive; (2) South 89 degrees, 10 minutes, 35 seconds West, 227.23 feet to a point of curve; (3) on the arc of a curve, curving to the right, in a Southwestwardly to Northwestwardly direction, having a radius of 125.00 feet, the arc distance of 101.92 feet to a point of tangent, on the Northeastly side of Potter Drive; and (4) North 44 degrees, 06 minutes, 22 seconds West, 318.06 feet to the point of beginning.

CONTAINING in frontage or breadth along the Northeastly side of Potter Drive on a course bearing North 44 degrees, 06 minutes, 22 seconds West, 125.00 feet, and extending of that width, Northeastwardly, in length or depth between parallel lines at right angles thereto 150.00 feet.

BEING Lot No. 61, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Fulmer, f/k/a, Michelle L. Moyer and John Fulmer, h/w, as Tenants by the Entireties, by Deed from Michelle L. Fulmer, f/k/a, Michelle L. Moyer and John Fulmer, h/w, dated 03/31/2004, recorded 05/21/2004 in Book 5508, Page 1543.

Parcel Number: 42-00-03671-26-5.

Location of property: 1583 Potter Drive, Pottstown, PA 19464-2975.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Fulmer and Michelle L. Fulmer a/k/a Michelle L. Moyer** at the suit of Nationstar Mortgage, LLC. Debt: \$298,120.00.

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

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

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

13-15014

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision made for William H. Heinrich by Urwiler and Walter, Inc., Registered Professional Engineer dated 10/12/83 last revised 3/7/84 in Recorder of Deeds at Norristown Montgomery County, Pennsylvania in Plan Book H-40, Page 256, as follows:

BEGINNING at a point in the bed of Morwood Road LR 46038, (33 feet wide existing right-of-way line, to be widened to 30 feet from the center line thereof) said point being measured in a Northeastly direction 329.00 feet (more or less) from the center line of Camp Road (33 feet wide); thence extending from said point of beginning along Lot 1 as shown on said plan, the 2 following courses and distances: (1) North 45 degrees, 25 minutes, 00 seconds West crossing the Northwesterly side ultimate right-of-way line of Morwood Road and also extending through a certain 40 feet wide drainage easement, 171.48 feet to a point a corner in the bed of aforesaid easement; (2) South 52 degrees, 28 minutes, 48 seconds West crossing the Southwesterly side of the aforesaid easement 40.36 feet to a point, a corner in line of other lands now or late of W.H. Heinrich; thence extending along same the 2 following courses and distances,

as follows: (1) North 38 degrees, 00 minutes, 40 seconds West, 109.01 feet to a point, a corner; (2) South 52 degrees, 28 minutes, 48 seconds West, 28.88 feet to a point a corner in line of lands now or late of Richard Bernd; thence extending along same North 38 degrees, 18 minutes, 07 seconds West, 122.97 feet to a point, a corner in line of lands now or late of Ronald Landis; thence extending along the same North 45 degrees, 22 minutes, 50 seconds East, 342.96 feet to a point a corner in line of lands now or late of Gerald Slemmer; thence extending along same South 37 degrees, 43 minutes, 47 seconds East and recrossing the aforesaid Northwesterly side of ultimate right-of-way line of Morwood Road, 410.09 feet to a point, a corner in bed of same; thence extending along same South 44 degrees, 35 minutes West, 248.74 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN George A. Bookheimer, a married man, by Deed from Marlene McCarthy and Victoria Bookheimer, a married woman, spouse of grantee, dated 05/11/2010, recorded 05/28/2010 in Book 5768, Page 1267.

Parcel Number: 34-00-03744-00-2.

Location of property: 669 Morwood Road, Telford, PA 18969-2352.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George A. Bookheimer, Marlene McCarthy and Victoria D. Bookheimer** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$337,567.82.

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

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

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

13-15030

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

BEGINNING at a point on the Northwesterly ultimate right-of-way line of Vaughn Road (T-131) (ultimate width 80 feet), said point being measured the two (2) following courses and distances from a point of curve on the Northeasterly ultimate right-of-way line of Second Avenue (LR 46014), (ultimate width 80 feet) (1) leaving Second Avenue on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 40.13 feet to a point of tangent, on the Northwesterly ultimate right-of-way line of Vaughn Road; and (2) North 44 degrees, 02 minutes East, 77.80 feet to the place of beginning; said point of beginning also being a corner of Lot 3-A as shown on the above mentioned plan; thence extending from said point of beginning, partially along the last mentioned lot and partially along Lot 3-B, as shown on the above mentioned plan, the two following courses and distances: (1) North 45 degrees, 58 minutes West, 31 feet to a point; and (2) North 34 degrees, 42 minutes, 20 seconds West, 124.21 feet to a point in line of Lot No. 2, as shown on the above mentioned plan; thence extending along the same, North 29 degrees, 55 minutes, 36 seconds East crossing a certain 10 feet wide right-of-way, 86.90 feet to a point, a corner of Lot 5, as shown on the above mentioned plan; thence extending along the same, South 43 degrees, 18 minutes, 57 seconds East, 174.06 feet to a point on the Northwesterly ultimate right-of-way line of Vaughn Road; thence extending along the same, South 44 degrees, 02 minutes West, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark S. Bonhage and Mary S. Bonhage, by Deed from Sandra L. Rogers, dated 07/11/2003, recorded 08/29/2003 in Book 5471, Page 646.

Parcel Number: 61-00-05309-10-2.

Location of property: 207 Vaughn Road, Royersford, PA 19468-2644.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark S. Bonhage and Mary S. Bonhage** at the suit of JP Morgan Chase Bank, National Association. Debt: \$225,568.42.

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

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

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

13-15460

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made of Green Ridge Farm, Section No. 1, made by Chester W. Mebus, Registered Professional Engineer, Glenside, PA, 1/25/1956, which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Plan Book B-2, Page 166 on 4/7/1956 and more fully described, as follows, to wit:

BEGINNING at a point on the Southwest side of County Line Road (56.5 feet wide, having been widened from its original width of 33 feet by the addition of 23.5 feet on its Southwest side thereof) which point is measured on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet from a point on the Southeast side of Buck Road (46.5 feet wide, having been widened from its original width of 33 feet by the addition of 13.5 feet on its Southeast side thereof); thence extending along the Southwest side of County Line Road, South 47 degrees, 46 minutes, 5 seconds East, 121.93 feet to a point; thence extending South 42 degrees, 13 minutes, 55 seconds West, 150 feet to a point, an angle; thence extending South 80 degrees, 16 minutes, 30 seconds West, 53.31 feet to a point; thence extending North 1 degree, 3 minutes, 5 seconds East, 207.96 feet to a point on the Southeast side of Buck Road; thence extending along the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet to a point on the Southwest side of County Line Road, the first mentioned point and place of beginning.

BEING Lot No. 7 County Line Road.

BEING the same premises which Marvin A. Dovberg and Barbara J. Dovberg, his wife, by Deed dated August 17, 2005 and recorded September 12, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5570, Page 979, granted and conveyed unto Orest Shtogryn.

Parcel Number: 41-00-02431-00-3.

Location of property: 520 County Line Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Orest Shtogryn** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Harborview Mortgage Loan Trust 2006-CB1, Mortgage Loan Pass-Through Certificates, Series 2006-CB1. Debt: \$337,133.14.

**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.

13-15579

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Lot Plan of Autumn Woods dated 5/19/1977 and last revised 9/26/1977 and recorded in the Office for the Recorder of Deeds in Plan Book A-31, Page 19-D, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deer Path (50.00 feet wide), a corner of Lot Number 8, as shown on said plan, which point is measured the 3 following courses and distances along the said Southeasterly side of Deer Path from a point of reverse curve on the same, and which last mentioned point of reverse curve is at the arc length of 15.71 feet measured on the arc of a curve, curving to the left, having a radius of 10.00 feet from a point of compound curve on the Southwesterly side of Cricklewood Circle (66.00 feet wide), viz: (1) extending on the arc of a curve, curving to the right, having a radius of 385.00 feet the arc length of 98.73 feet to a point of tangent; (2) thence extending South 38 degrees, 18 minutes, 30 seconds West, the distance of 89.00 feet to a point of curve; and (3) thence extending on the arc of a curve, curving to the right, having a radius of 325.00 feet the arc length of 85.79 feet to the point of beginning; thence extending from said point of beginning South 51 degrees, 41 minutes, 30 seconds East, along Lot Number 8 aforesaid, the distance of 149.52 feet to a point on the Northwesterly side of Richardson Road (as proposed to be widened); as shown on said plan; thence extending South 38 degrees, 18 minutes, 30 seconds West, along said side of Richardson Road, the distance of 32.50 feet to a point, a corner of Lot No. 10, as shown on said plan; thence extending North 51 degrees, 41 minutes, 30 seconds West along Lot No. 10; the distance of 157.96 feet extending North 51 degrees, 41 minutes, 30 seconds West along Lot No. 10, the distance of 157.96 feet to a point on the said Southeasterly side of Deer Path; thence extending along the said side of Deer Path on the arc of a curve, curving to the left, having a radius of 325.00 feet the arc length of 33.59 feet to the first mentioned point and place of beginning. The Southwesterly line thereof for a portion of the distance extending through the party wall of these premises with the premises adjoining to the Southwest and a portion of the rear thereof being the bed of a Municipal Easement (of variable widths), both as shown on said plan.

BEING Lot Number 9 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Stefani A. Garis, by Deed from David F. Cipriano and Sabrina L. Vermillion, n/k/a, Sabrina L. Cipriano, dated 11/29/2007, recorded 01/29/2008 in Book 5680, Page 1329.

THE SAID Stefani A. Garis departed this life on 06/20/2012, and upon information and belief, here surviving heir(s) are Christopher Merrill and Logan Keith Hill. Carol Garis was appointed Administratrix of the Estate by Letters of Administration on 09/14/2012 by the Register of Wills of Montgomery County, No. 46-2012-x2436.

BY executed waiver(s), Christopher Merrill and Logan Keith Hill waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 46-00-00701-08-1.

Location of property: 117 Deerpath Drive a/k/a 117 Deerpath Lane, Lansdale, PA 19446-1423.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Garis, in Her Capacity as Administratrix of The Estate of Stefani A. Garis and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Stefani A. Garis, Deceased** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$198,663.92.

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

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

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

13-16695

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

ALL THAT CERTAIN message or tenement and lots, piece or parcel of land upon which the same is erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded, limited ad described, as follows, to wit:

BEGINNING at a point on the South side of Chestnut Street, at the distance of 55 feet Eastwardly from the Southeast intersection of Chestnut and Evans Streets, a corner of land now or late of William P. Beck (in prior deed description as 45 feet Eastwardly from the Southeast intersection of Chestnut and Evans Streets); thence Southwardly along the same

a distance of 100 feet, 4 inches to land now or late of Harvey Roming and Irene Roming, his wife; thence along said Roming's land Eastwardly 29 feet, 2 inches to land now or late of A. M. Fenstermacher; thence along Fenstermacher's land Northwardly 100 feet, 4 inches to the South side of Chestnut Street aforesaid; thence Westwardly along the same 30 feet to the point or place of beginning.

EXCEPTING THEREOUT AND THEREFORM premises conveyed by Joseph W. Custer and Lizzie, his wife to George W. Armstrong his h/a by Deed Dated April 4, 1887 and recorded in Deed Book 308, Page 398 bounded and described, as follows:

ALL THAT CERTAIN place of ground, situated on the South side of Chestnut Street in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said Chestnut Street at the distance of 85 feet from the East side of Evans Street; thence Southwardly along land of said George W. Armstrong; thence Westwardly along the same and parallel to said Chestnut Street 2 feet, 10 inches to a corner of this and land of the said George W. Armstrong and land of said Joseph Custer; thence by and along said Joseph W. Custer's land 42 feet, 6 inches to Chestnut Street; thence East along said Street 2 feet, 10 inches to the point and place of beginning.

BEING the same premises which Mohamed Ibrahim Kateb, by Deed dated 4/21/2006 and recorded 6/5/2006 in Montgomery County in Deed Book 5603, Page 230 granted and conveyed unto Michael Keane and Corrine Keane.

Parcel Number: 16-00-05580-00-2.

Location of property: 348 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Corrine Keane and Michael Keane** at the suit of Green Tree Servicing, LLC. Debt: \$131,117.92.

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

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

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

13-16820

ALL THAT CERTAIN brick message and lot of land, situate on the South side of Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, formerly Pottsgrove Township, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Queen Street at the distance of 57 feet, 7 1/2 inches Easterly from the Southeast corner of Keim and Queen Streets; thence along said Queen Street Easterly 30 feet to land now or late of Rachel Dilliplaine; thence by the same Southwardly 140 feet to a 20 feet wide alley, passing in part of said courses and distances through the middle of the brick division and partition wall of this and house of said Dilliplaine immediately adjoining to the East; thence by the North side of the said 20 feet wide alley Westwardly 30 feet to the corner of Lot No. 119, now or late of George Knod; thence by the same Northwardly 140 feet to the place of beginning.

BEING Lot No. 120 in a plan of East end addition to the Borough of Pottstown.

TITLE TO SAID PREMISES IS VESTED IN James R. Beyer, by Deed from Deanna Ambrosino, dated 07/26/2008, recorded 08/14/2008 in Book 5704, Page 18.

Parcel Number: 16-00-23272-00-4.

Location of property: 1010 Queen Street, Pottstown, PA 19464-5828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James R. Beyer** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$171,646.31.

**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.

13-20975

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

BEGINNING at a point on the Northeast side of Sandy Street, at the distance of 253 feet, 11 inches Southeast from the Southeast side of High Street; a corner of this and other land now or late of Accursia Santangelo; thence Northeast along the said land 170 feet more or less to the Southwest side of Old Airy Street and crossing the new Airy Street; thence along the said side of said Old Airy Street Northwest 16 feet, 5 inches to line of land now or late of Franasan Santangelo; thence along said line Southwest the line passing through the middle of the partition wall between this and the house on the adjoining ground 170 feet more or less to the Northeast side of Sandy Street aforesaid; and thence along the Northeast side of Sandy Street Southeast 16 feet, 5 inches to the place of beginning.

EXCEPTING THEREOF Deed Book 4052, Page 471.

TOGETHER with the right in common with the owners and occupiers of the adjoining house on Easterly side thereof, to use a certain two feet wide alley between this house and said adjoining house on Easterly side thereof.

BEING the same premises which King D. Crowder, III by Deed dated 8/24/2000 and recorded 10/6/2000 in Montgomery County in Deed Book 6334, Page 951 granted and conveyed unto Tammy L. Clary, as Sole Owner.

Parcel Number: 13-00-33152-00-9.

Location of property: 627 Sandy Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tammy L. Clary a/k/a Tammy I. Clary** at the suit of Bank of America, N.A. Debt: \$111,492.21.

**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.

13-21238

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for 'Country Springs, Phase I' made by Urwiler & Walter, Inc., Sumneytown, Pennsylvania dated December 21, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Pages 272 and 273, as follows, to wit:

BEGINNING at a point on the Northerly side of Cavalry Drive (40 feet wide) measured the five following courses and distances from a point of curve on the Northerly side of Hunt Drive (50 feet wide): (1) on the arc of a circle curving to the left, having a radius of 25.00 feet the arc distance of 36.77 feet to a point of tangent; (2) North 18 degrees, 17 minutes, 42 seconds East, 26.78 feet to a point of curve; (3) on the arc of a circle curving to the right, having a radius of 170.00 feet the arc distance of 62.79 feet to a point of tangent; (4) North 39 degrees, 27 minutes, 25 seconds East, 39.02 feet to a point of curve; and (5) on the arc of circle curving to the right, having a radius of 200.00 feet the arc distance of 101.52 feet to a point; thence extending from said point and place of beginning, North 21 degrees, 27 minutes, 30 seconds West crossing a sanitary sewer easement, 150.45 feet to a point; thence extending North 39 degrees, 27 minutes, 25 seconds East, 93.57 feet to a point a corner of Lot No. 46; thence extending along said lot passing through a partition wall, South 08 degrees, 05 minutes, 20 seconds East re-crossing said sanitary sewer easement, 204.47 feet to a point on the Northerly side of Cavalry Drive; thence extending along said side thereof on the arc of a circle curving to the left, having a radius of 200.00 feet the arc distance of 34.66 feet to the first mentioned point and place of beginning.

BEING Lot Number 45 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Thomas R. Gross, by Deed from David R. Solomon, dated 05/31/2011, recorded 06/02/2011 in Book 5802, Page 2457.

Parcel Number: 36-00-01731-18-6.

Location of property: 18 Cavalry Drive, Horsham, PA 19044-1144.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas R. Gross** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$199,668.12.

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

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

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

13-25011

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, known and designated as Lot No. 383 and the Northeasterly fifteen feet by the whole depth thereof of Lot No. 384 on Plan of Glenside Highlands recorded at Norristown, Pennsylvania in Deed Book 465, Page 500.

BEGINNING at a point in the Northwesterly side of Tyson Avenue at the distance of 21 feet, 8 1/2 inches Northeast from a point of curve in said street, which point is 160 feet, 10 1/3 inches, Northeast from the Northeast side of Mt. Carmel Avenue; thence Northwest on a line at right angles to Tyson Avenue, 140 feet more or less to a point in the Southeast right-of-way line of the Northeast Pennsylvania Railroad; thence by said right-of-way line, North on a line curving to the right with a radius of 1215.89 feet for a distance of 20 feet, 5 inches more or less, to a point; thence Northeast on a line parallel with Tyson Avenue, 22 feet, 4 7/8 inches to a point, a corner of Lot No. 382; thence by said Lot No. 382, Southeast on a line at right angles to Tyson Avenue, 150 feet to a point in the Northwest side of Tyson Avenue; thence along said side of Tyson Avenue Southwest 40 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter J. Alston and Tanisha L. Alston by Deed from John T. Harris and April P. Harris, dated June 21, 2005 and recorded August 2, 2005 in Deed Book 00564, Page 2047.

Parcel Number: 30-00-68888-00-4.

Location of property: 114 North Tyson Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter J. Alston and Tanisha L. Alston** at the suit of Federal National Mortgage Association. Debt: \$211,088.92.

**Carol A. DiPrinzio**, Attorney.

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

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

13-25344

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 105 on a Subdivision of Prussian Woods Townhouses made for Basile and Associates by Pannoni Associates, Inc., dated March 31, 1976 and last revised September 22, 1977 and recorded in Plan Book A-30, Page 80.

TITLE TO SAID PREMISES IS VESTED IN Min Jae Lee and Hyunmi Lee by Deed from Christopher N. Champness and Miriam H. Champness, dated October 27, 2008 and recorded November 5, 2008 in Deed Book 5713, Page 00017.

Parcel Number: 58-00-02006-09-6.

Location of property: 2104 Brandenburg Way, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Min Jae Lee and Hyunmi Lee** at the suit of M&T Bank. Debt: \$243,340.11.

**Jennifer L. Wunder**, Attorney.

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

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

13-25348

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, **West Norriton Township**, Montgomery County, 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 of Deeds for Montgomery County, Pennsylvania, of a Declaration of Condominium dated May 28, 1974 and recorded June 12, 1974, in Deed Book 3949, Page 212 amended by Indenture dated June 17, 1974, and recorded June 15, 1974 in Deed Book 3960, 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; and Second Amendment dated December 7, 1983 and recorded February 17, 1984 in Deed Book 4729, Page 2290 being designated on said Declaration Plan as Building Number 5. Entrance Number W 32 and Unit Number L 1 more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (defined in such Declaration) of .590%.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances and those contained and set forth in such Declaration. Declaration Plan and Code of Regulations and in the rules referred to in such Code of Regulations.

TITLE TO SAID PREMISES IS VESTED IN William R. Long Revocable Living Trust by Deed from William R. Long, dated October 27, 2000 and recorded November 7, 2000 in Deed Book 5384, Page 1169. The said William R. Long died on June 4, 2012 thereby vesting title in Susan L. Johnson, Cynthia J. Monee, and All Unknown Heirs.

Parcel Number: 63-00-09700-71-3.

Location of property: 175 Woodstream Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia J. Monce, Known Surviving Heir of William R. Long, Deceased Mortgagor and Real Owner and Susan L. Johnson, Known Surviving Heir of William R. Long Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs of William R. Long, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, N.A. Debt: \$111,716.90.

**Carol A. DiPrinzio**, Attorney.

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

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

13-25864

PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated March 21, A.D., 1950, approved by the Board of Township Commissioners of the Township of Cheltenham of May 21, A.D., 1950 and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds for Montgomery County in Deed Book 2072, Page 601, as follows, to wit:

BEGINNING at the Southwesternmost terminus of a radial round corner connecting the Northwesternly side of Rock Lane, thirty-six and five-tenths feet wide, and the Southwesterly side of Dell Lane, forty feet wide; thence along the Northwesternly side of Rock Lane, the five following courses and distances: (1) South eighty degrees, thirty-four minutes, thirty seconds West, nine and forty-five one-hundredths feet to a point of curve; (2) in a Southwesterly direction on the arc of a circle on a line curving to the left having a radius of two hundred and fifty feet the arc distance of one hundred one and forty six one-hundredths feet to a point of tangent; (3) South fifty-seven degrees, nineteen minutes, eighteen seconds West, fifty-eight and fifty-nine one-hundredths feet to a point of curve; (4) in a Southwesterly direction on the arc of a circle on a line curving to the right having a radius of seven hundred feet the arc distance of ninety-seven and sixty-eight one-hundredths feet to a point of tangent; (5) South sixty-five degrees, nineteen minutes West,

forty-four and fifty-four one-hundredths feet to a point; thence extending North three degrees, twenty minutes, sixteen seconds East, one hundred eighty-eight and one one-hundredths feet to a point; thence extending North forty degrees, forty-one minutes, fifty-seven seconds East, forty-nine and thirty-four one-hundredths feet to a point; thence extending North eighty-four degrees, forty-six minutes, thirty-four seconds East, two hundred and forty-five one-hundredths feet to the Southwesterly side of Dell Lane; thence extending South five degrees, thirteen minutes, twenty-six seconds East along the Southwesterly side of Dell Lane, ninety-one and forty one-hundredths feet to the Northeasternmost terminus of the aforesaid radial round corner; thence in a Southwesterly direction on the arc of a circle curving the right having a radius of twenty feet the arc distance of twenty-nine and ninety-five one-hundredths feet to the Northwesterly side of Rock Lane, the first mentioned point and place of beginning.

BEING known as 1000 Dell Lane and Lot 23 on the above mentioned plan.

**PREMISES 'B'**

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated March 21, 1950, approved by the Board of Township Commissioners of the Township of Cheltenham on May 2, 1950 and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds for Montgomery County in Deed Book 2072, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Dell Lane (forty feet wide) at the distance of ninety-one and forty one-hundredths feet measured Northwardly along the Southwesterly side of Dell Lane from the Northeasternmost terminus of a radial round corner connecting the Northwesterly side of Rock Lane (thirty-six and five-tenths feet wide) with the Southwesterly side of Dell Lane (forty feet wide); thence extending South eighty-four degrees, forty-six minutes, thirty-four seconds West along Lot No. 23 on said plan, two hundred forty-five feet to a point; thence extending North forty degrees, forty-one minutes, fifty-seven seconds East partly along Lot No. 19 and along Lot No. 20 on said plan, one hundred fifty-two and fifty-six one-hundredths feet to a point; thence extending North fifty-four degrees, forty-two minutes, thirty seconds East along Lot No. 21 on said plan, one hundred twenty feet to the Southwesterly side of Dell Lane; thence extending along the same in a Southeasterly direction on the arc of a circle on a line curving the right having a radius of one hundred sixty feet the arc distance of eighty-three and ninety-seven one-hundredths feet to a point; thence extending along the same South five degrees, thirteen minutes, twenty-six seconds East, sixty-eight and seventy-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 22 on the above mentioned plan.

BEING the same premises which Muriel R. Peskin by Deed dated 8/24/1993 and recorded at Norristown, Pennsylvania in Deed Book 5053, Page 1223, granted and conveyed unto Richard Kenney and Margaret Briggs-Kenney, his wife, their heirs and assigns, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Kenney, by Deed from Richard Kenney and Margaret Briggs-Kenney, dated 02/19/2001, recorded 03/21/2001 in Book 5353, Page 1484.

Parcel Numbers: 31-00-08236-00-4. Map #31171A023 and 31-00-08239-00-1.

Location of property: 1000-1004 Dell Lane, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard L. Kenney and United States of America** at the suit of Wells Fargo Bank, N.A., as Trustee, in Trust for the Registered Holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WCW2. Debt: \$480,976.77 plus interest to sale date.

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

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

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

13-25917

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Ambler Development Corporation by C. Raymond Weir Associates Registered Professional Engineers dated 4/23/1976 and recorded in Plan Book B-30, Page 73, as follows, to wit:

BEGINNING at a point on the Westerly side of South Spring Garden Street (40 feet wide) said point is measured the two following courses and distances from a point of curve on the Northerly side of Bannockburn Avenue (50 feet wide): (1) on the arc of a circle curving to the left having a radius of ten feet the arc distance of 15.71 feet to a point of tangent; and (2) North 3 degrees, 21 minutes East, 75.37 feet to a point a corner of Lot 2 as shown on the above mentioned plan; thence extending from said beginning point and along Lot 2 as shown on the above mentioned plan, North 86 degrees, 39 minutes West and crossing a certain 19 feet wide drainage easement and also crossing a 20 feet wide private driveway 87.07 feet to a point on the center line of the aforesaid driveway; thence extending along the same North 26 degrees, 14 minutes West, 39.75 feet to a point a corner of Lot 4 as shown on the above mentioned plan; thence extending along the same the two following courses and distances: (1) South 82 degrees, 06 minutes East, and re-crossing the aforesaid driveway and 10 feet wide drainage easement 43.49 feet to a point; and (2) North 80 degrees, 19 minutes East, 62.90 feet to a point on the Westerly side of South Spring Garden Street; thence extending along the same the two following courses and distances: (1) Southerly on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 28.80 feet to a point of tangent; and (2) South 3 degrees, 21 minutes West, 16.61 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Joseph Loduca and Ebony Loduca, h/w, by Deed from Joseph Loduca, Executor of the Estate of Dolores Pologruto, dated 06/27/2011, recorded 07/28/2011 in Book 5808, Page 1493.

Parcel Number: 01-00-05068-01-6.

Location of property: 278 South Spring Garden Street, Ambler, PA 19002-4820.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Loduca, Individually and in his Capacity as Executor of the Estate of Dolores R. Pologruto and Ebony Loduca** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$137,901.32.

**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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13-25927

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of 'Woodbrook' made for Renovations by Design by Chambers Associates, Inc. Consulting Engineers and Surveyors dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24, Page 2 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Laura Lane (50 feet wide) a corner of this and Lot No. 50 on the above plan; thence extending along Lot No. 50 North 41 degrees, 09 minutes, 45 seconds East, 97.00 feet to a point in line of Lot No. 13 on the above plan; thence extending along Lot No. 13 South 48 degrees, 50 minutes, 15 seconds East, 22.00 feet to a point a corner of Lot No. 48 on the above plan; thence extending along Lot No. 48 South 41 degrees, 09 minutes, 45 seconds West, 91.00 feet to a point on the aforesaid side of Laura Lane; thence extending North 48 degrees, 50 minutes, 15 seconds West, 22.00 feet to a point a corner of Lot No. 50 aforesaid the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Fitzroy D. Samuel and Evette D. Samuel, by Deed from Renovations By Design, Inc. dated 10/12/2006, recorded 10/30/2006 in Book 5622, Page 547.

Parcel Number: 60-00-01629-26-4.

Location of property: 1583 Laura Lane, Pottstown, PA 19464-1472.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Fitzroy D. Samuel and Evette D. Samuel** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$261,784.40.

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

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

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

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13-26221

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

BEGINNING at a point on the Northeasterly title line of Jackson Street (50 feet wide) said point being located 414 feet more or less measured Southeasterly from the intersection of said title line with the center line of Fourth Street; thence extending along Lot No. 2 North 61 degrees, 27 minutes East, 179 feet to a point on the Southwesterly side line of a 20 feet wide alley; thence extending along said side line South 29 degrees, 00 minutes East, 24 feet to a point in line of Lot No. 4; thence extending along said Lot South 61 degrees, 27 minutes West, 179 feet to a point in the aforementioned title line of Jackson Street; thence extending along the same North 28 degrees, 54 minutes West, 24 feet to the point and place of beginning.

BEING Lot No. 3 shown on Plan of Subdivision made for William Nase by Urwiler & Walter, Inc. dated June 3, 1971.

BEING the same premises which Adam F. Tolan by Deed dated 5/29/2009 and recorded 6/3/2009 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5732, Page 449 granted and conveyed unto Marinda McClung and Juan Hernandez.

Parcel Number: 15-00-00668-00-1.

Location of property: 430 Jackson Street, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Juan Hernandez and Marinda McClung** at the suit of JP Morgan Chase Bank, National Association. Debt: \$165,016.61.

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

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

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

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13-26900

ALL THAT CERTAIN lot or piece of ground, together with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan dated April 27, 1973, revised April 1, 1974 made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a point being the intersection of the Southeasterly side of Tanglewood Court (50' wide) and the Southwesterly side of Shire Drive (50' wide); thence extending from said point of beginning along the said side of Shire Drive, South 28 degrees, 30' feet, 4.74' to a point of curve; thence in a Southerly direction on the arc of a circle

curving to the left having a radius of 325' the arc distance of 107.78' to a point in line at Lot #12; thence extending along line of Lot #12 South 44 degrees, 30' West, 135.05' to a point line of Lot #14; thence along line of Lot #14, North 26 degrees, 30' West, 173.66' to a point on the Southwesterly side of Tanglewood Court aforesaid; thence the said side of Tanglewood Court, the following two courses and distances: (1) in an Easterly direction on the arc of a circle curving to the left having a radius of 325' the arc distance of 95.57' to a point of tangent; and (2) North 63 degrees, 30' East, 15.61' to the first mentioned point and place of beginning.

BEING Lot #13 on a Plan of Lots of Woodgate Development as prepared for David Swinehart.

TITLE TO SAID PREMISES IS VESTED IN James E. Goggins, Jr. and Christopher E. Smith by Deed from Anthony A. Donato and Margaret C. Donato, his wife, dated March 26, 1999 and recorded April 6, 1999 in Deed Book 5265, Page 2043.

Parcel Number: 42-00-04556-17-2, Block 12A, Unit 11.

Location of property: 2910 Shire Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James E. Goggins, Jr. and Christopher E. Smith** at the suit of Bank of America, N.A. Debt: \$252,129.15.

**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.

13-27164

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

BEGINNING at a point in the middle of Keenan Street at the distance of one hundred and seventy-eight-one-hundredths feet Northeastward from the middle line of Cheltenham Avenue; thence extending Northwestward at a line at right angles to Keenan Street two hundred four and six-tenths feet; thence Northeastward on line parallel with Keenan Street thirty-six feet; thence Southeastward at a line at right angles to Keenan Street two hundred four and six-tenths feet to a point in the middle line of Keenan Street; and thence Southwestward along the same thirty-six feet to the place of beginning.

Parcel Number: 31-00-15967-00-4.

Location of property: 7304 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Marcellus Coleman and Tiffany Chavous** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-11. Debt: \$119,799.50.

**Asleigh Levy Marin**, Attorney.

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

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

13-27359

ALL THAT CERTAIN message and tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots as laid out by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner Lot No. 14 said point being on the Southwesterly property line of Mock Road (given width by lot plan of 50 feet) and being distant along said property line from a corner on line lands of H. Henry Burdan, North 50 degrees, West 100.0 feet; thence from said point of beginning continuing along the Southwesterly property line (distant 25 feet from the center line thereof) North 50 degrees, West 100.0 feet to a corner Lot No. 12; thence along the same, South 40 degrees, West 245.27 feet to a corner on line other lands George W. Needhammer; thence along the same and the middle of a 10 feet wide utility easement South 50 degrees, 25 minutes East, 100.0 feet to a corner Lot No. 14; thence along the same North 40 degrees, East 244.54 feet to a corner on the Southwesterly property line of Mock Road and place of beginning.

BEING all of Lot No. 13.

TITLE TO SAID PREMISES IS VESTED IN Carolyn Mitchell, by Deed from Richard W. Mitchell and Carolyn Mitchell, dated 05/30/2008, recorded 08/20/2008 in Book 5704, Page 1931.

Parcel Number: 60-00-02176-00-5.

Location of property: 532 Mock Road, Pottstown, PA 19464-1610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carolyn Mitchell** at the suit of Citimortgage, Inc. Debt: \$176,873.06. **John Michael Kolesnik**, Attorney. I.D. #308877

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

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

13-27711

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a re-subdivision of Char Mar Acres made by David Meixner, Registered Professional Engineer dated April 21, 1970, as follows, to wit:

BEGINNING at point on the Westerly side of Sixth Avenue (50 feet wide) which point is measured at the distance of South 19 degrees, 18 minutes East, 214.56 feet from a point which last mentioned point is measured along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 47.29 feet from a point of curve on the Southeasterly side of

West Char Mar Lane; thence extending from said point of beginning along the said side of Sixth Avenue along the arc of a circle curving to the right having a radius of 150 feet the arc distance of 75.22 feet to a point a corner of Lot 31 on said plan; thence extending along the line of said Lot 31, North 73 degrees, 43 minutes, 18 seconds West, 123.89 feet to a point a corner of Lot 33 on said plan; thence extending along the line of said Lot 33, South 70 degrees, 42 minutes East, 119.21 feet to a point on the Westerly side of Sixth Avenue.

BEING the first mentioned point and place of beginning.

BEING Lot No. 32 on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Davis and Melissa McBride n/k/a Melissa Davis by Deed from Joseph Davis and Melissa McBride n/k/a Melissa Davis, dated September 18, 2006 and recorded September 27, 2006 in Deed Book 05617, Page 1891.

Parcel Number: 61-00-04741-51-7.

Location of property: 681 South 6th Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph M. Davis and Melissa McBride n/k/a Melissa Davis** at the suit of JP Morgan Chase Bank, N.A. Debt: \$155,900.36.

**Jennifer L. Wunder**, Attorney.

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

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

13-28180

ALL THAT CERTAIN half of double message and building lot, situate along Green Street, West of White Street, in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey thereof made by Herbert H. Metz, as follows, to wit:

BEING the western half of the double dwelling.

BEGINNING at an iron pin in the center line of Green Street, 40 feet wide, said point being 355.58 feet West of the spike marking the intersection of the center line of Green Street and White Road; thence along other lands of A. George Shelly and Carolyn, his wife, and through the partition wall of the double dwelling on this and adjoining lot, South 44 degrees, 45 minutes East the distance of 96 feet to a corner at the rear of the dwelling; thence still along lands of A. George Shelly and Carolyn, his wife, South 43 degrees, 30 minutes East the distance of 73.19 feet to a corner in the North side of a 20 feet wide alley; thence along the same South 44 degrees, 41 minutes West the distance of 29.60 feet to a corner; thence along other lands of J. Winfield White, North 43 degrees, 30 minutes West the distance of 170 feet to an iron pin in the center line of Green Street; thence along the same North 45 degrees, 15 minutes East of 27.50 feet to the place of beginning.

BEING the same premises which Joseph J. Cupchak, Sr. and Carol Cope Cupchak by Deed dated 5/15/2007 and recorded 5/16/2007 in Montgomery County in Deed Book 5647, Page 1476 granted and conveyed unto Keith E. Brandolph and Monika B. Long.

Parcel Number: 56-00-03529-00-6.

Location of property: 613 Green Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Keith E. Brandolph and Monika B. Long** at the suit of JP Morgan Chase Bank, National Association. Debt: \$190,143.19.

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

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

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

13-28438

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Providence Forge I, located at 448 Vaughn Road, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, which is 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 Recording of Deeds of Montgomery County a Declaration dated May 3, 1973 and recorded on May 4, 1973 in Deed Book 3847, Page 129 and Declaration Plan dated February 15, 1973 and recorded May 4, 1973 in Condominium Plan Book 1, Page 65, and a Code of Regulations dated May 3, 1973 and recorded May 4, 1973 in Deed Book 3847, Page 140 being designated on Declaration Plan as Unit 207, 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 885%.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. March and Lisa M. March, by Deed from David J. Bellaire, dated 10/29/2007, recorded 11/02/2007 in Book 5670, Page 2704.

Parcel Number: 61-00-04389-31-1.

Location of property: 207 Providence Forge Road, Royersford, PA 19468-2954.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Matthew J. March and Lisa M. March** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$183,938.02.

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

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

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

13-28478

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, described according to a plan of subdivision, made for Joseph R. Geppert, by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 6/20/1985 and last revised 8/18/1986 and recorded in Plan Book A-47, Page 450, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Sturgis Lane a corner of this and Lot No. 9 on the above mentioned plan; thence along Sturgis Lane the 2 following courses and distances: (1) South 82 degrees, 28 minutes, 57 seconds West, 71.76 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 175 feet the arc distance of 115.15 feet to a point, a corner of Lot No. 11 on the above mentioned plan and also the bed of a certain 20 feet wide sanitary sewer easement; thence extending along Lot No. 11 and through said easement, North 33 degrees, 25 minutes, 07 seconds West, 199.17 feet to a point; thence extending North 44 degrees, 30 minutes, 00 seconds East, 298.41 feet to a point, a corner of Lot No. 9 aforesaid; thence extending along Lot No. 9, South 07 degrees, 31 minutes, 05 seconds East, passing through a 20 feet wide drainage easement, 345.23 feet to a point on the aforesaid side of Sturgis Lane the first mentioned point and place of beginning.

BEING Lot No. 10.

TITLE TO SAID PREMISES IS VESTED IN Marc Salamone and Lisa A. Salamone by Deed from Marc Salamone and Lisa A. Salamone dated 9/18/2006 and recorded 10/6/2006 in the County of Montgomery in Mortgage Book 5618, Page 2643.

Parcel Number: 39-00-03937-26-3.

Location of property: 932 Sturgis Lane, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marc Salamone and Lisa A. Salamone** at the suit of Continental Bank. Debt: \$634,993.38.

**Scott P. Shectman**, Attorney.

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

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

13-28786

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

BEGINNING at a point of this and other land of Michele and Giovannina DiMartino on the South side of New Street; thence by said New Street Westerly fifteen feet (15 feet) to Lot No. 11 ; thence by said lot Southerly one hundred forty feet (140 feet) to the North side of South Street; thence by said South Street fifteen feet (15 feet) Easterly to land of the said Michele and Giovannina DiMartino; thence by the same Northerly one hundred forty feet (140 feet) to the place of beginning, passing in part of said course and distance through the middle of the partition or dividing wall between them and the property immediately adjoining to the East.

CONTAINING twenty-one hundred square feet (2,100 square feet).

TITLE TO SAID PREMISES IS VESTED IN Thomas N. Falgiatore, by Deed from Anthony Valerio, dated 02/28/2005, recorded 03/18/2005 in Book 5547, Page 415.

Parcel Number: 16-00-21428-00-3.

Location of property: 382 New Street, Pottstown, PA 19464-5918.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas N. Falgiatore** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II, Inc. Bear Stearns ALT-A Trust 2005-5, Mortgage Pass-Through Certificates, Series 2005-5. Debt: \$85,272.99.

**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.

13-29180

PREMISES 'A'

ALL THAT CERTAIN lot or piece of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania; bounded and described according to a survey made by Francis W. Wack, Registered Surveyor July 18, 1952, as follows, to wit:

BEGINNING at an iron pin in the center line of Salford Station Road, (33 feet wide) leading from Salford Station to State Highway, Route No. 29, a corner of this and land of Elwood W. and Lorraine E. Royston; thence in and through the center line of Salford Station Road, South 48 degrees, 54 minutes West, 100 feet to an iron pin, a corner of other land of Harry U. Miller, of which this was a part; thence along the same, North 27 degrees, 3 minutes West, 200 feet to an iron pin a corner; thence still along said Miller's Land, North 48 degrees, 54 minutes East, 100 feet to an iron pin, a corner of land of Elwood W. and Lorraine E. Royston; thence along the same, South 27 degrees, 3 minutes East, 200 feet to the place of beginning.

PREMISES 'B'

ALL THAT CERTAIN tract or piece land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, according to a plan made by Robert R. Huber, Registered Engineer, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin, immediately in the rear of other land of the said George W. Levy and Verna Levy, his wife, and adjoining other land of the said George F. and John J. Clemmer, said beginning point being on the course between said properties, North 27 degrees, 48 minutes West, 200 feet from a spike in the center line of Salford Station Road (33 feet wide); thence along said Clemmer's land, of which this was a part, North 27 degrees, 48 minutes West, 42.79 feet to an iron pin, a corner of land now or late of Elias M. and Katie M. Landis; thence along said Landis' Land, North 58 degrees, 9 minutes East, 97.18 feet to an iron pin, a corner; thence still along said Landis' Land, South 27 degrees, 48 minutes East, 25 feet to an iron pin, a corner of said George W. and Verna Levy's Land; thence along said Levy's Land, South 47 degrees, 56 minutes West, 100.02 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Galle, by Deed from Michael Golle and Amy Golle, formerly Amy Ruth, h/w, dated 01/20/2006, recorded 01/27/2006 in Book 5588, Page 839.

Parcel Number: 38-00-02212-00-9.

Location of property: 206 Salford Station Road, Perkiomenville, PA 18074-9740.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Golle a/k/a Michael Francis Golle** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$139,512.16.

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

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

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

13-29459

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Country Springs. Phase I made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania dated December 21, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A 46, Page 272 and 273, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hunt Drive (50 feet wide) measured the three following courses and distances from a point of curve on the Northeasterly side of Curry Lane (40 feet wide): (1) on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.21 feet to a point of tangent; (2) North 79 degrees, 00 minutes, 00 seconds East, 236.38 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 251.17 feet to a point a corner of Lot No. 311; thence extending from said point and place of beginning along said lot passing through a partition wall North 74 degrees, 04 minutes, 21 seconds West, 135.57 feet to a point a corner of Lot No. 298; thence extending along said lot and also along Lot No. 299 North 29 degrees, 00 minutes, 29 seconds East, 24.64 feet to a point a corner of Lot No. 309; thence extending along said lot passing through a partition wall South 74 degrees, 04 minutes, 21 seconds East, 129.15 feet to a point on the Northwesterly side of Hunt Drive; thence extending along said side thereof on the arc of a circle curving to the right having a radius of 250.00 feet the arc distance of 24.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 310 on said plan.

UNDER AND SUBJECT to Restrictions of Record.

TITLE TO SAID PREMISES IS VESTED IN Steven B. Hamler by Deed from Michael A. Marra and Millie M. Marra, husband and wife, dated March 30, 2000 and recorded April 6, 2000 in Deed Book 5312, Page 2103.

Parcel Number: 36-00-05792-59-8.

Location of property: 30 Hunt Drive, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven B. Hamler** at the suit of Federal National Mortgage Association. Debt: \$190,389.51.

**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.

13-29683

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

BEGINNING at a point on the Northwest side or Stanbridge Street at the distance of six hundred feet Northeasterly from Airy Street, a corner of this and land of Ambrose B. Nicorn; thence by the same Northeasterly at right angles to said Stanbridge Street, one hundred seventy feet to Groff Alley; thence along the Southeasterly side of said alley, Northeasterly twenty feet to Lot No. 104, conveyed to Sylvester H. Orr; thence by said Lot Southeasterly one hundred seventy feet to Stanbridge Street aforesaid and along the Northwesterly side of said Stanbridge Street Southwesterly twenty feet to the place of beginning.

BEING the same premises which Frank McMahon and Dorothy McMahon, husband and wife, by Deed dated June 26, 2008 and recorded July 2, 2008 in Montgomery County in Deed Book 5698, Page 1835 granted and conveyed unto Michael T. Butler, in fee.

Parcel Number: 13-00-35436-00-2.

Location of property: 563 Stanbridge Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Michael T. Butler** at the suit of First Niagara Bank, N.A. Debt: \$84,443.35.

**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.

13-29902

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of 'Center Point Farms' drawn by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated 9/17/1993 and last revised 2/6/1996 and recorded in Plan Book A-57, Page 230, as follows, to wit:

BEGINNING at an interior point off of the Northeasterly side of Silo Mill Lane, said point beginning is being a corner of Lot No. 24 as shown on said plan, which said point of beginning is being measured North 45 degrees, 17 minutes, 00 seconds is East, 35.00 feet to a point; thence extending for said point of beginning the 4 following courses and distances, viz: (1) along the line of said Lot No. 24 North 45 degrees, 17 minutes, 00 seconds East, 78.00 feet to a point in one of Open Space Area as shown on said plan; (2) extending along the hue of Open Space Area, South 44 degrees, 43 minutes, 00 seconds East, 24.00 feet to a point; (3) South 45 degrees, 17 minutes, 00 seconds West, 78.00 feet to a point; and (4) North 44 degrees, 43 minutes, 00 seconds West, 23.00 feet to a point, a corner of Lot 24 foresaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pil Hyun Yu, by Deed from Craig Weber, dated 07/07/2006, recorded 07/13/2006 in Book 5608, Page 244.

Parcel Number: 67-00-03128-01-8.

Location of property: 340 Silo Mill Lane, Lansdale, PA 19446-5940.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pil Hyun Yu** at the suit of Bank of America, N.A. Debt: \$408,607.22.

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

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

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

13-30000

ALL THAT CERTAIN lot or piece of ground, with the building 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 I, Cranberry PRD, prepared for Greenview Estates, Inc. by Pennoni Associates, Inc. dated 12/21/1989 and last revised 5/8/1992 and recorded in Plan Book B-41, Page 262, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brandywine Road (40 feet wide) a corner of this and Lot No. 260 on said plan; thence extending from point of beginning and along the Southwesterly side of Brandywine Road, aforesaid, South 42 degrees, 0 minutes, 29 seconds East, 80.00 feet to a point, a corner of Lot No. 258 on said plan; thence extending along the same South 47 degrees, 39 minutes, 31 seconds West, 140.00 feet to a point in line of remaining lands of Greenview Estates, Inc.; thence extending along the same North 42 degrees, 20 minutes, 29 seconds West, 80.00 feet to a point, a corner of Lot No. 260, aforesaid; thence extending along the same, North 47 degrees, 39 minutes, 31 seconds East, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 259 on said plan.

CONTAINING 11,199 square feet (0.2571 acres).

BEING the same premises which Joseph E. Henkel, by his agent, Margaret Henkel, by Power of Attorney dated October 7, 2005 and intended to be forthwith recorded and Catherine A. Henkel, by her agent, Margaret Henkel, by Power of Attorney dated October 7, 2005 and intended to be forthwith recorded by Deed dated 1/25/2006 and recorded 2/9/2006 in Montgomery County in Deed Book 5589, Page 2309 granted and conveyed unto Kristine E. Sprague and Chris M. Sprague.

Parcel Number: 48-00-00226-11-3.

Location of property: 213 Brandywine Road, Rahns, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Chris M. Sprague and Kristine E. Sprague a/k/a Kristin E. Sprague** at the suit of Colonial Savings, F.A. Debt: \$329,778.65.

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

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

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

13-30405

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

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

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

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13-30632

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Alva L. Rogers, Registered Professional Engineer, Bryn Mawr, Pennsylvania on 4/1/1940, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of a proposed road 40 feet wide, to be called Vienna Avenue, at the distance of four hundred forty-five feet and thirty-one hundredths of a foot Southwestwardly from the middle line of Germantown Pike said point being also at the distance of two hundred seventeen feet and eighty-one hundredths of a foot Southwestwardly from the Southwestery corner of land now or late of Edward Minnick and marking a corner in line of other land of Vienna Swartley; thence along the Northwesterly side of said proposed Vienna Avenue South 42 degrees, 23 minutes West, two hundred eighteen feet and fifteen one hundredths of a foot to a point a corner; thence by other land of Vienna Swartley, North 47 degrees, 37 minutes West, two hundred feet to a point in line of land of Clarence G. Hoagland; thence by said Hoaglands' land North 42 degrees, 23 minutes East, two hundred eighteen feet and fifteen one-hundredths of a foot to line of other land of Vienna Swartley; thence by the same South 47 degrees, 37 minutes East, two hundred feet to the place of beginning.

CONTAINING one acre of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Ann F. Davidson and Dolores Santoni, Administratrix of The Estate of Ann F. Davidson by deed from Robert Brittingham and Charles Zacney, dated May 14, 2004 and recorded May 26, 2004 in Deed Book 05509, Page 0599. The said Ann F. Davidson died on May 27, 2011 thereby vesting title in Dolores Santoni, Administratrix of The Estate of Ann F. Davidson.

Parcel Number: 67-00-03838-00-1.

Location of property: 925 Vienna Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dolores Santoni, Administratrix of The Estate of Ann F. Davidson, Deceased Mortgagor and Real Owner** at the suit of JP Morgan Chase Bank, National Association. Debt: \$287,639.64.

**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.

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13-30993

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

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

BEGINNING at a point on the South side of Fourth Street, a corner of this and other land owned by William H. Wiand, a distance of 213 feet, 6 inches Eastwardly from the intersection of State Street and Fourth Street; thence along said land of William H. Wiand Southwardly 140 feet to a 20 feet wide alley; thence along said alley Westwardly 22 feet, 6 inches to a corner of this and land now owned by Kerlin; thence in a Northerly direction along said Kerlin's Property a distance of 140 feet to said Fourth Street, passing in part through the partition or division wall of a double brick dwelling erected upon this and land belonging to said Kerlin; thence in an Easterly direction along said Fourth Street, 22 feet, 6 inches to the point or place of beginning.

BEING the same which Kevin Koser and Cindy Koser, husband and wife by Deed dated 11/09/2012 and recorded 11/13/2012 in the County of Montgomery in Book 5854, Page 753 conveyed unto Ramesh Babu Seelam.

Parcel Number: 16-00-09908-00-3.

Location of property: 46 West 4th Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ramesh Babu Seelam** at the suit of JP Morgan Chase Bank, National Association. Debt: \$112,426.40.

**Alyk L. Offizian**, Attorney. I.D. #312912

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

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

13-31070

ALL THAT CERTAIN tract or piece of land, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania and more particularly bounded and described according to a survey made thereof by David Meixner, Registered Surveyor, Collegeville, Pennsylvania on 7/20/1961, as follows, to wit:

BEGINNING at a nail in the center line of Green Hill Road (ultimate width 50 feet) said nail being located South 40 degrees, 05 minutes West, 140.00 feet from the intersection of the center line of Green Hill Road with the Southwesterly side of Skippack Pike (50 feet wide); thence along Tract "A" South 55 degrees, 06 minutes East, 155.67 feet to an iron pin; thence along other lands of Helen K. Steward (of which this is a part) the three (3) following courses and distances, viz: (1) South 40 degrees, 05 minutes West, 116.00 feet to an iron pin; (2) South 50 degrees, 43 minutes East, 154.18 feet to an iron pin; (3) South 40 degrees, 05 minutes West, 160.30 feet to an iron pin; thence along lands now or late of E. W. Markel, North 50 degrees, 43 minutes West, 309.23 feet to a point in the center line of Green Hill Road; thence along the center line of Green Hill Road, North 40 degrees, 05 minutes East, 264.40 feet to a nail and the place of beginning.

CONTAINING 66,634 square feet (gross area) 60,000 square feet (net area) more or less.

BEING the same premises which Thomas P. Greer, Jr., and Teresa K. Greer by Deed dated 7/30/2003 and recorded 8/20/2003 in Montgomery County in Deed Book 5469, Page 2243 granted and conveyed unto Thomas P. Greer, Jr. Parcel Number: 67-00-01735-00-7.

Location of property: 1980 Green Hill Road, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas P. Greer, Jr.** at the suit of Green Tree Servicing, LLC. Debt: \$313,765.10.

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

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

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

13-31116

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being known as Lot No. 54 on a Plan of Part of Moreland Village, Section No. 1 made for Stenton Building, Inc. by George B. Mebus, Registered Professional Engineer, dated June 1, 1950 and recorded at Norristown, Pennsylvania, in Mortgage Book 2159, Page 600, described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Tanner Road (50 feet wide) at the distance of 228.05 feet measured Southeastwardly along said Tanner Road on the arc of a circle curving to the right with a radius of 160 feet from a point of curve on the same, which said point of curve is at the distance of 200.17 feet measured South 46 degrees, 40 minutes, 40 seconds East along said Tanner Road from a point of tangent in the same, which said point of tangent is at the distance of 31.22 feet measured Southeastwardly on the arc of a circle curving to the left with a radius of 20 feet from a point of curve on the Southeastly side of Straton Lane (40 feet wide); thence extending along Lot No. 55 on said plan, North 89 degrees, 10 minutes, 40 seconds East, 175.84 feet to a point; thence extending along land now or late of Stenton Builders, Inc. South 18 degrees, 47 minutes, 52 seconds West, 92.37 feet to a point and South 42 degrees, 35 minutes, 10 seconds West, 12.22 feet 10 to a point; thence extending along line of Lot No. 53 on said plan, North 72 degrees, 55 minutes, 2 seconds West, 159.61 feet to a point on the said Northeasterly side of Tanner Road; thence extending along the same in a Northwesterly direction on a line curving to the left with a radius of 160 feet, the arc distance of 50 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Matthew Ansbro and Billie Ansbro by Deed from Dennis Vogt and Cynthia Vogt dated June 8, 2005 and recorded June 15, 2005 in Deed Book 05557, Page 2093.

Parcel Number: 59-00-16948-00-3.

Location of property: 431 Tanner Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Matthew Ansbro and Billie Ansbro** at the suit of Bank of America, N.A. Debt: \$292,761.20.

**Marc S. Weisberg**, Attorney.

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

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

13-32205

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, as extended formerly the Township of Pottsgrove, on the North side of Fourth Street in Mathias Yorgey's addition to said Borough of Pottstown, being known as No. 35 West Fourth Street, Pottstown, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Fourth Street at the distance of 313 feet more or less from the Northeast corner of Lot #57 and the Old State Road, a corner of this and Lot #66; thence Northerly along Lot #66, now in possession of Ammon Swavely, 140 feet to a 20 feet wide alley; thence Easterly along the South line of said alley 30 feet to a corner of this and Lot #68; thence Southerly along the same 140 feet to the North line of said Fourth Street; thence Westerly along the North line of said Fourth Street 30 feet to the place of beginning.

BEING Lot #67 in a Plan of Lots as laid out by Mathias S. Yorgey.

TITLE TO SAID PREMISES IS VESTED IN Daniel T. Mace and Florence E. Mace, his wife, by Deed from Donald L. Moser and Dorothy M. Moser, Attorneys in Fact for Mary E. Dilliplane, dated 12/03/1971, recorded 12/07/1971 in Book 3718, Page 7. Daniel T. Mace departed this life on or about 3/12/2011, at which time his ownership interest vested in the Surviving Tenant by the Entirety.

Parcel Number: 16-00-10004-00-6.

Location of property: 35 West 4th Street, Pottstown, PA 19464-5219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Florence E. Mace** at the suit of Wells Fargo Bank, N.A. Debt: \$53,993.73.

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

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

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

13-32754

THE LAND referred to in this commitment is described, as follows:

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lansdale Borough**, (formerly Township of Montgomery), County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of a 15 feet wide alley and a corner of this and other lands of the said now or late J.F. Kile; thence extending along said now or late J.F. Kile's Land Southwestwardly 110.42 feet to a point a corner of this and land now or late of Mary L. White; thence extending along said Mary L. White's Land Northwestwardly 43 feet to a point in line of land now or late of John J. Kaufle; thence extending along said John Kaufle's Land Northwestwardly 111 feet, 3 1/2 inches to the Southwesterly edge of a 15 feet wide alley; and thence along said alley Southeastwardly 43 feet to the place of beginning.

BEING the same premises which James J. Delzotto by Deed dated 9/15/2006 and recorded 10/13/2006 in Montgomery County in Deed Book 5620, Page 1139 granted and conveyed unto James J. Delzotto and Shirley Delzotto, husband and wife.

Parcel Number: 11-00-17232-00-1.

Location of property: 316 East 3rd Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shirley Delzotto and James J. Delzotto** at the suit of Random Properties Acquisition Corp., III. Debt: \$228,424.62.

**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.

13-32990

ALL THAT CERTAIN unit designated as Unit No. A-2 in the Oak Building being a unit in Spring Mountain Summit, a Condominium located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of Spring Mountain Summit, under the Unit Property Act, dated 2/22/1980 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 First Amendment thereto recorded in Deed Book 4612, Page 99 and also designated on the Declaration Plan of Spring Mountain Summit recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 80 and a Code of Regulations of Spring Mountain Summit recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503, Page 480.

TOGETHER with a .7754% undivided interest in and to the common elements as fully set forth in the aforesaid Declaration of Condominium of Spring Mountain Summit.

BEING the same premises which Journey Inc., by Indenture dated 11/21/1980 and recorded 11/25/1980 in the Office of the Recorder of Deeds in and for the County of Montgomery in Record Book 4584, Page 13 granted and conveyed unto John F. Parsons, in fee.

BEING the same premises which John Parsons a/k/a John F. Parsons by Deed dated 9/13/2006 and recorded 10/2/2006 in Montgomery County in Deed Book 5617, Page 2814 granted and conveyed unto Bernice Williams.

Parcel Number: 20-00-00059-01-1.

Location of property: 1112 Forest Lane, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bernice Williams** at the suit of U.S. Bank National Association (as Trustee for the Pennsylvania Housing Finance Agency). Debt: \$100,561.95.

**Thomas Puleo**, Attorney. I.D. #27615

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

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

13-33084

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Knock N Knoll, located at 1118 Easton Road, **Upper Moreland Township**, Montgomery County, State of Pennsylvania which is heretofore being submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the recording in the Montgomery County Recorder of deeds Office of a Declaration dated September 21, 1976 and recorded on September 24, 1976, in Deed Book 4143, Page 468 and a Code of Regulations dated September 21, 1976 and recorded on September 24, 1976 in Condominium Plan Book 4, Page 70.

BEING and designated on Declaration Plan as Unit No. 39 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 2.085.

TITLE TO SAID PREMISES IS VESTED IN Alan Panebianco and Robin L. Panebianco a/k/a Robin Panebianco by Deed from Alan Panebianco, dated November 20, 2003 and recorded November 26, 2003 in Deed Book 05483, Page 0620.

Parcel Number: 59-00-10421-38-3.

Location of property: 39 Knock N Knoll Circle, Unit 39, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alan Panebianco and Robin L. Panebianco a/k/a Robin Panebianco** at the suit of LNV Corporation. Debt: \$198,030.78.

**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.

13-33764

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #8 on a Plan of Lots of DeKalb Terrace, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Ivy Lane (50 feet wide) at the distance of four hundred ten feet Northwestwardly from the original center line of DeKalb Pike, a corner of Lot #7 on said plan; thence along the Northeast side of Ivy Lane the 2 following courses and distances North 13 degrees, 15 minutes West, five feet to a point of curve; thence Northwestwardly on a line curving to the left with a radius of one hundred seventy-five feet the arc distance of fifty-five feet to a point a corner of Lot #9 on said plan; thence along Lot #9 North 58 degrees, 44 minutes, 34 seconds East, one hundred seventy-eight and eighteen one-hundredths feet to a point on the Southwest side of a private road forty feet wide, open to travel but not dedicated; thence along said side of said private road, South 18 degrees, 10 minutes East, one hundred fourteen and forty-nine one-hundredths feet to a point a corner of Lot #7 aforesaid; thence along Lot #7 South 76 degrees, 45 minutes West, one hundred seventy and seventy one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark O. Livingston, an unmarried person, by Deed from J. A. Scandone, Executor, Estate of Rose Bearoff, Deceased, dated 09/28/1999, recorded 10/19/1999 in Book 5293, Page 432.

Parcel Number: 58-00-11224-00-4.

Location of property: 124 Ivy Lane, King of Prussia, PA 19406-2145.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark O. Livingston** at the suit of Wells Fargo Bank, N.A. Debt: \$52,825.26.

**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.

13-33953

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Robin hood Village" made for Meade Lands, Inc., recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 2299, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Surrey Lane (fifty feet wide) at the arc distance of one hundred seventy-three and forty-two one-hundredths feet measured Southeastwardly along the said side of Surrey Lane along the arc of a circle curving to the right having a radius of two thousand eight hundred eighty feet from a point of curve in the same, which said point of curve is at the distance of three hundred seven and eighty-one one-hundredths feet Southeastwardly measured along the said side of Surrey Lane along a course South forty-eight degrees, fifty-nine minutes, ten seconds East from a point of tangent in the same which said point of tangent is at the arc distance of twenty-nine and sixteen one-hundredths feet measured along the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the Southeasterly side of Warminster Road (forty one and five-tenths feet wide); thence extending

from said beginning point North forty-four degrees, twenty-seven minutes, fifty-one seconds East along Lot No. 8 on said plan two hundred and sixty one-hundredths feet to a point; thence extending South forty-eight degrees, fifty-nine minutes, ten seconds East, sixty-four and thirty-nine one-hundredths feet to a point a corner of Lot No. 10 on said plan; thence extending South forty-five degrees, thirty-nine minutes, twenty-eight seconds West along said Lot No. 10 on said plan two hundred five and fourteen one-hundredths feet to a point on the Northeasterly side of Surrey Lane; thence extending along the said side of Surrey Lane Northwestwardly along the arc of a circle curving to the left having a radius of two thousand eight hundred eighty feet the arc distance of sixty feet to the first mentioned point and place of beginning.

BEING Lot No. 9.

TITLE TO SAID PREMISES IS VESTED IN Ernest R. Johnson by Deed from Betty P. Hinderliter, dated April 27, 2006 and recorded May 9, 2006 in Deed Book 05600, Page 0501.

Parcel Number: 59-00-16630-00-6.

Location of property: 313 Surrey Lane, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ernest R. Johnson** at the suit of Bank of America, N.A. Debt: \$245,695.94.

**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.

13-34206

ALL THAT CERTAIN lot or places of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Yerkes Engineering Company on February 4, 1959, as follows, to wit:

BEGINNING at a point on the Northwestwardly side of Swedesford Road, (U.S. Route #202) (one hundred feet wide) at the distance of three hundred ninety-six and sixty-nine one-hundredths feet Southwestwardly from the intersection of the Northwestwardly line of Swedesford Road and the center line of Brandywine Lane (projected); thence extending South seventy-two degrees, thirty-three minutes West (along the Northwesterly side of Swedesford Road) sixty and three one-hundredths feet to a point; thence extending North fifteen degrees, forty minutes West, one hundred thirteen and sixty-five one-hundredths feet to a point; thence extending North seventy-four degrees, fifty-five minutes, thirty seconds East, sixty feet to a point; thence extending South fifteen degrees, forty minutes East, one hundred eleven and sixteen one-hundredths feet to the Northwesterly side of Swedesford Road, being the first mentioned point and place of beginning.

BEING the greater part of Lot #11, Plan of Brandywine Village.

BEING the same premises which Florence D. Hamaday, widow by Deed dated 4/25/2006 and recorded 6/5/2006 in Montgomery County in Deed Book 5603, Page 238 granted and conveyed unto Marie P. Dennis.

Parcel Number: 58-00-06151-00-1.

Location of property: 428 West DeKalb Pike, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marie P. Dennis** at the suit of Green Tree Servicing, LLC. Debt: \$187,800.87.

**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.

13-34661

BEGINNING at a point on the Northeasterly side of Tyler Street (50.00 feet wide), in **Norristown Borough**, said point being measured North 46 degrees, 43 minutes West, 53.00 feet from the intersection of the Northeasterly side of Tyler Street with the Northwesterly side of Selma Street (50.00 feet wide); containing in front or breadth on the said side of Tyler Street 16.00 feet and extending of that width in length or depth northeastwardly between parallel lines at right angles to said Tyler Street, the Northwesterly and Southeasterly side lines passing through the party walls of this premises and the premises adjoining to the Northwest and Southeast, 75.95 feet to the Southeasterly side of Evans Alley (20.00 feet wide).

BEING Lot Number 33, on said plan.

BEING the same premises which Equity Partners Fund VIII, LLC, a Pennsylvania Limited Liability Company by Deed dated 7/16/2002 and recorded 7/18/2002 in Montgomery County in Deed Book 5416, Page 1753 granted and conveyed unto Carol James.

Parcel Number: 13-00-37160-00-6.

Location of property: 1227 Tyler Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carol James** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Company. Debt: \$75,017.78.

**Alyk L. Ofazian**, Attorney. I.D. #312912

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

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

13-35025

**PARCEL A:**

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 and recorded at Norristown in Deed Book 830, Page 600, as follows:

BEGINNING at a point at the middle line of Upland Avenue (40 feet wide) at the distance of 560 feet Southeastward from the middle line of Summer Avenue (40 feet wide) as the same extends Northeastward from the said middle line of Upland Avenue.

CONTAINING together in front on breadth on the said middle line of Upland Avenue 40 feet (each lot being twenty feet in front) and extending together in length or depth Northeastward between parallel lines at right angles to the said middle line of Upland Avenue, as follows. Lot 627 on the Northwest line thereof, 188.05 feet more or less on the Southwest line thereof 187.86 feet more or to line of land, now or formerly of Isaac Warner. Each lot having a breadth of 20 feet more or less on the rear line thereof.

BEING Lots 626 and 627 on the said plan.

**PARCEL B:**

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 and recorded at Norristown in Deed Book 830, Page 600, as follows:

BEGINNING at the middle line of Upland Avenue (40 feet wide) at the distance of 500 feet Southeastward from the middle line of Summer Avenue (40 feet wide) as the same extends Northeastward from the middle line of Upland Avenue.

CONTAINING together in front or breath on the said middle line of Upland Avenue sixty feet (each lot being twenty feet in front) and extending together in length or depth Northeastward between parallel lines at right angles to the said middle line of Upland Avenue, as follows: Lot 630 on the Northwest line thereof 188.61 feet more or less on the Southeast line thereof 188.42 feet more or less; Lot No. 629 on the Northwest line thereof 188.42 feet more or less on the Southeast line thereof 188.24 feet more or less, and Lot No. 628 on the Northwest line thereof 188.24 feet more or less on the Southeast line thereof 188.05 feet more or less, to line of land now or formerly of Isaac Warner. Lot No. 630 having a width of 20.01 feet more or less on the rear line thereof and Lots Nos. 629 and 628 each having a width of 20 feet more or less on the rear line thereof.

BEING Lots Nos. 630, 629 and 628 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Sigg and Joan P. Ardente a/k/a Joan F. Ardente by Deed from Zane R. Peterson and Elizabeth A. Peterson, dated November 30, 2005 and recorded April 27, 2006 in Deed Book 5598, Page 1656.

Parcel Number: 36-00-11170-00-8.

Location of property: 150 Upland Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael R. Sigg and Joan P. Ardente a/k/a Joan F. Ardente** at the suit of Household Finance Consumer Discount Company. Debt: \$460,258.83.

**Jennifer L. Wunder**, Attorney.

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

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

13-35046

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Final Plan of Winding Creek III, prepared by Systems Design Engineering, Inc., Consulting Engineers-Surveyors, dated 12/19/1988, with revisions through 8/31/1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 418, with later revisions through 2/1/1990, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac at, the terminus of Hillside Circle, a corner of this and Lot No. 76, as shown on said plan, which point is measured the 4 following courses and distances from a point of curve on the Northeasterly side of Star Drive (50 feet wide) as shown on said plan: (1) leaving Star Drive on the arc of a curve, curving to the right, in a Northwestwardly to Northeastwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent on the Southeastly side of Hillside Circle (50 feet wide); (2) North 36 degrees, 19 minutes, 20 seconds East along the Southeastly side of Hillside Circle 218.77 feet to a point of curve at the entrance of the cul-de-sac at the terminus of Hillside Circle; (3) on the arc of a curve, curving to the right in a Northeastwardly direction, having a radius of 15.00 feet, the arc distance of 13.62 feet to a point on the cul-de-sac at the terminus of Hillside Circle; and (4) along said cul-de-sac at the terminus of Hillside Circle on the arc of a curve, curving to the left in a Northeastwardly to Northwestwardly direction having a radius of 50.00 feet, the arc distance of 89.77 feet to the point of beginning; thence extending from said point of beginning, continuing along the cul-de-sac at the terminus of Hillside Circle, on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 50.00 feet the arc distance of 57.20 feet to a point a corner of Lot No. 78, as shown on said plan; thence extending North 09 degrees, 55 minutes, 40 seconds East along line of Lot No. 78, 212.66 feet to a point a corner in line of Lot No. 51 as shown on said plan; thence extending South 56 degrees, 03 minutes, 25 seconds East along line of Lot No. 51 and Lot No. 52, as shown on said plan, 237.84 feet to a point a corner in line of Lot No. 53, as shown on said plan; thence extending South 37 degrees, 50 minutes,

35 seconds West along line of Lot No. 53, 100.00 feet to a point, a corner of Lot No. 76 as shown on said plan; thence extending South 75 degrees, 28 minutes, 35 seconds West along line of Lot No. 76, 137.23 feet to a point a corner on the Northeasterly side of the cul-de-sac at the terminus of Hillside Circle, the first mentioned point and place of beginning.

BEING Lot No. 77, as shown on said plan.

BEING the same premises which Ralph R. Ritter, Jr. and Patricia A. Ritter, husband and wife, by Deed dated November 13, 2003 and recorded in the Montgomery County Recorder of Deeds Office on January 20, 2004 in Deed Book 05491, Page 0315 as Deed Instrument No. 2004010736, granted and conveyed unto Theresa Maylath.

Parcel Number: 32-00-02841-06-1.

Location of property: 40 Hillside Circle, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **United States of America and Theresa Maylath** at the suit of U.S. Bank National Association, as Trustee Relating to Chevy Chase Funding LLC Mortgage Backed Certificates, Series 2006-2. Debt: \$309,148.65.

**Bradley J. Osborne**, Attorney.

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

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

13-35047

ALL THAT CERTAIN brick message and tenement and lot or piece of ground, hereditaments and appurtenances, situate on the North side of Beech Street, East of Grant Street, in the 7th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described according to a survey of Ralph E. Shaner, Engineer, of December 17, 1942, as follows:

BEGINNING at a point on the North side of Beech Street, 120 feet Eastwardly from the Northeast intersection of Grant and Beech Streets; thence South 74 degrees, 50 minutes East, 29 feet, 9 inches to a point, a corner of this and land formerly of William E. Fiss or (Fizz), otherwise known as William M. Fizz, deceased, and now about to be conveyed to William M. Fizz and Eva G. Fizz, his wife; thence North 5 degrees, 10 minutes East, 135 feet, passing in part of said course and distance through the middle of a division or partition wall dividing this and premises to the East to a point in the Southerly line of Spruce Alley; thence North 74 degrees, 50 minutes West, 30 feet, 3 inches to Lot No. 198 in Mintzers Plan of Lots; thence South 15 degrees, 10 minutes West, 135 feet to the point and place of beginning.

BEING Lot No. 199 in Mintzers Plan of Lots.

BEING the same premises which Curtis L. Sanders and Lisa D. Sanders, by Deed dated August 8, 2007 and recorded in the Montgomery County Recorder of Deeds Office on September 5, 2007 in Deed Book 5663, Page 566, granted and conveyed unto Michael C. Rohlfling and Nicole M. Custer.

Parcel Number: 16-00-01764-00-2.

Location of property: 717 Beech Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael C. Rohlfling and Nicole M. Custer** at the suit of Bank of America, N.A. Debt: \$122,692.64.

**Bradley J. Osborne**, Attorney.

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

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

13-35054

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows:

BEGINNING at a point in the middle line of Edgely Avenue (40 feet wide) at the distance of 440 feet Southwestward from the middle line of Upland Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Edgely Avenue 60 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northwestward between lines parallel with the said middle line of Upland Avenue 130 feet.

BEING Lots Nos. 899, 900 and 901 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Trafford and Jill Trafford, by Deed from Robert J. Coffey, a/k/a, Robert Coffey, dated 08/30/2004, recorded 09/28/2004 in Book 5526, Page 2715.

Parcel Number: 36-00-04060-00-8.

Location of property: 314 Edgely Avenue a/k/a 314 Edgely Avenue, Horsham, PA 19044-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark A. Trafford a/k/a Mark Anthony Trafford and Jill Trafford a/k/a Jill Cheryl Gordon a/k/a Jill Cheryl Jones** at the suit of Pennymac Corp. Debt: \$230,605.88.

**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.

13-35664

## TRACT NO. 1

ALL THAT CERTAIN lot of land the brick message thereon erected, situate on the North side of Sembling Avenue in the Sixth Ward of **Pottstown Borough**, East of Price Street tract, bounded, and described, as follows, to wit:

BEGINNING at a point thirty (30) feet East of the East line of Price Street, a corner of this and Lot No. 47; thence Northwardly along said Lot No. 47, one hundred and five (105) feet to a ten feet wide alley; thence Eastwardly along the same forty-five (45) feet to a corner of this and other land of Henry J. Strunk; thence Southwardly along the same one hundred and five (105) feet to the North line of Sembling Avenue aforesaid passing in part of said course and distance through the middle of the brick division or partition wall of this and brick message immediately adjoining to the East of said Henry J. Strunk; thence Westwardly along the North side of Sembling Avenue forty-five (45) feet to the place of beginning.

## TRACT NO. 2

ALL THAT CERTAIN lot or piece of land, situate **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Sembling Avenue, in the Sixth Ward of Pottstown, aforesaid, being known and designated as Lot No. 47 in plan of lots called Highland View which plan is recorded at Norristown, Pennsylvania, in Deed Book No. 598, Page 500, bounded and described, as follows, to wit:

BEGINNING at the North side of Sembling Avenue at the intersection with Price Street and running Eastwardly thirty (30) feet; thence running Southwesterly between Price Street on the West and Lot No. 48, on the East of even width, one hundred and five (105) feet to an alley containing three thousand one hundred and fifty square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Olive B. Mason by Deed from David E. Moss, dated March 18, 2005 and recorded April 6, 2005 in Deed Book 05549, Page 0505.

Parcel Numbers: 16-00-25412-00-6 and 16-00-25416-00-2.

Location of property: 1105 and 1107 Sembling Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Olive B. Mason** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-2. Debt: \$181,154.58.

**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.

13-35894

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, "Valley Green Estates" prepared for Pat Sparango, Inc. prepared by Bernard Spector, Professional Engineer, dated 11-2-78, last revised 2-26-79, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-36, Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Sprango Lane (50 feet wide) which point is at the arc distance of 21.86 feet measured on the arc of a curve, curving to the right having a radius of 15.00 feet from a point of curve on the Southwesterly side of Anthony Drive (50 feet wide); thence extending from said point of beginning along the said Northwesterly side of Sprango Lane, the two following courses and distances, viz: (1) extending South 49 degrees, 04 minutes, 39 seconds West, the distance of 189.30 feet to a point of curve; and (2) thence extending on the arc of a curve, curving to the left, having a radius of 600.00 feet the arc distance of 19.94 feet to a point, a corner of Lot Number 34, as shown on said plan; thence extending North 42 degrees, 49 minutes, 36 seconds West, along Lot Number 34 the distance of 201.02 feet to a point; a corner of Lot Number 36, as shown on said plan; thence extending North 55 degrees, 35 minutes, East along Lot Number 36, the distance of 250.55 feet to a point on the said Southwesterly side of Anthony Drive; thence extending South 34 degrees, 35 minutes, 00 seconds East, along the said side of Anthony Drive, the distance of 159.92 feet to a point of curve on the same; thence leaving the said Southwesterly side of Anthony Drive, on the arc of a curve, curving to the right, having a radius of 15.00 feet the arc distance of 21.86 feet to a point of tangent on the said Northwesterly side of Sprango Lane, being the first mentioned point of tangent and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

UNDER AND SUBJECT to agreements and restrictions of record.

BEING the same premises which George L. Milyiori and Lenora Milyiori, his wife, by Deed dated 11/11/1983 and recorded 02/13/1984 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4554, Page 0561, granted and conveyed unto Hea Sook Park.

Parcel Number: 49-00-11792-32-7.

Location of property: 302 Anthony Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hea Sook Park** at the suit of U.S. Bank National Association. Debt: \$764,402.25.

**Jill Manuel-Coughlin**, Attorney, I.D. #63252

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

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

13-36508

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Ninth Ward, in **Pottstown Borough**, in the County of Montgomery, in the State of Pennsylvania, and bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania, on July, 1953 and developed by Pottsgrove Manor, Inc., and known and designated as Lot No. 132 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, on December 8, 1953, in Plan Book A-I, as follows, to wit:

BEGINNING at a point on the North side of West Chestnut Street (50 feet wide) which point is measured the two following courses and distances from a point on the West side of Gable Avenue ( 50 feet wide), viz: (1) along a line curving to the right having a radius of 70 feet, the arc distance of 109.96 feet to a point of tangent on the North side of West Chestnut Street; and (2) North 63 degrees, 39 minutes West, 355 feet to a point and place of beginning, a corner of Lot #131 on said plan; thence extending from said beginning point still along the North side of West Chestnut Street North 63 degrees, 39 minutes West, 55 feet to a point, a corner of Lot #133 on said plan; thence extending along the same North 26 degrees, 21 minutes East, 100 feet to a point, a corner on the center line of a 10 foot wide utility easement; thence extending along said center line south 63 degrees, 39 minutes East, 55 feet to a point; a corner of Lot #131 aforesaid; thence extending along line of the same South 26 degrees, 21 minutes West, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dunsmore M. Hendrickson, Sr., by Deed from Dunsmore M. Hendrickson, Sr. (incorrectly stated as Dunsmore Hendrickson), dated 07/24/2008, recorded 11/20/2008 in Book 5714, Page 2040.

Parcel Number: 16-00-06604-00-4.

Location of property: 313 West Chestnut Street, Pottstown, PA 19464-6407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dunsmore M. Hendrickson, Sr.** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$196,010.49.

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

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

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

13-36630

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenement thereon erected, situate in the **Lower Merion Township**, County of Montgomery, State of Pennsylvania described according to a survey thereof made by Wm. M. Reeder, Registered Engineer dated October 22, 1940, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Yarmouth Road (40 feet wide) at the distance of 180.10 feet measured South 61 degrees, 12 minutes, 32 seconds West from its intersection with the Southwesterly side of Arden Road (40 feet wide); thence extending South 28 degrees, 47 minutes, 28 seconds East, 110 feet to a point; thence extending South 61 degrees, 12 minutes, 32 seconds West, 50.44 feet to a point; thence extending North 33 degrees, 21 minutes, 13 seconds West, 110.35 feet to a point in the said Southeasterly side of Yarmouth Road; and thence extending North 61 degrees, 12 minutes, 32 seconds East along said side of Yarmouth Road 59.22 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Germame Shiffraw Sahle and Christina U. Lidbeck, husband and wife given by Jo Ann Pelogi, by her Attorney in Fact, Michael L. Pelosi, dated 05/29/1996, recorded 06/06/1996, in Book 085150, Page 1725.

Parcel Number: 40-00-69180-00-8.

Location of property: 1306 Yarmouth Road, Wynnewood, PA 19096-3641.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Germame Shiffraw Sahle and Christina U. Lidbeck** at the suit of Nationstar Mortgage, LLC. Debt: \$243,119.15.

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

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

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

14-00056

ALL THAT CERTAIN messuage and lot or piece of land, situate in the West Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, known as 118 Chestnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Chestnut Street, at a corner of this and lot of land belonging to formerly Samuel Slean, now Henry Wise Estate, which said point of beginning is 160 feet East of the Southeast corner of York and Chestnut Streets; thence by land of the said Henry Wise Estate; Southwardly, 150 feet more or less to a point, a corner of this and tract of land belonging to Carrie Festermacher Estate; thence by the same, Eastwardly 20 feet to a point a corner of this and land of Edmund Kerper; thence by the same Northwardly, 150 feet more or less to the South side of Chestnut Street, aforesaid; thence by the same Westwardly 20 feet to the point or place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain alley used as a passageway, between the premises herein conveyed and those adjoining on the East to wit: the premises of Samuel Kerper,

in common with the owners, tenants and occupiers of the said Edmund Kerper premises (which said alley was laid out on or before April 1, 1888 and encroaches equally upon the premises herein conveyed and that of said Edmund Kerper, said alley extending Southwardly from the said South side of Chestnut Street, aforesaid, in width, 4 feet more or less and in length or depth, 30 feet more or less to a point), the said free and common use, right, liberty and privilege herein granted to the said Grantee, her heirs and assigns being subject however to the free and common use, right, liberty and privilege of the said alley in and on the part of the said Edmund Kerper, his heirs and assigns, forever.

BEING the same premises which C. Roy Mest and Phyllis M. Mest, his wife, by Indenture bearing date 3/31/2005 and recorded 4/7/2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5549, Page 1398 etc., granted and conveyed unto John J. Ragg, in fee.

TITLE TO SAID PREMISES IS VESTED IN Susan M. King, by Deed from John J. Ragg, dated 09/26/2007, recorded 10/05/2007 in Book 5667, Page 2038.

Parcel Number: 16-00-05436-00-2. Map #16014 023.

Location of property: 118 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan M. King** at the suit of Federal National Mortgage Association. Debt: \$120,495.68 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.

14-00461

ALL THOSE CERTAIN lots or pieces of land, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lot Nos. 31, 32, 33, 34 and 35 in Section 'D' on Plan of Lots known as 'Fairview Terrace' as recorded in Deed Book 877, Page 600 and bounded and described in accordance with survey and plan thereof made by John V. Hoey, dated 4/5/1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street, 50 feet wide, at the distance of 200 feet Northeasterly from the point of intersection of the said side of Church Street with the Northeasterly side of Cherry Street, 40 feet wide; thence along land of Counties Gas and Electric Company, North 24 degrees, 54 minutes West, 191.5 feet to a point on the Northwesterly side of Coates Alley, 20 feet wide; thence along the said side thereof North 67 degrees, 40 minutes East, 125 feet to a point a corner of land of Alfred Wood, Jr. and Rose Wood, his wife, of which this was a part; thence along the same South 24 degrees, 54 minutes East, 191.5 feet to a point on the Northwesterly side of Church Street, aforesaid; thence along the said side thereof South 67 degrees, 40 minutes West, 125 feet to the place of beginning.

BEING the same premises which Augustine Francis Thomas and Joan Elaine Thomas, his wife by Deed dated 10/30/1967 and recorded 10/31/1967 in Montgomery County in Deed Book 3490, Page 962 conveyed unto Bolick J. Roszko and Antoinette L. Roszko, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Paul Jeffrey Jones, Jr., by Deed from Nancy L. Jones, Executrix Under the Will of Bolick J. Roszko, deceased, dated 03/15/2013, recorded 03/25/2013 in Book 5867, Page 1925.

Parcel Number: 58-00-03451-00-1. Map #58076 026.

Location of property: 487 Church Street a/k/a 486 Coates Lane, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul Jeffrey Jones, Jr.** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$188,180.39 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.

14-00631

The following described property:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, hereditaments and appurtenances, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, being a Plan of Clover Leaf Apartments, dated 2/7/1970 and last revised 9/19/1970, made, by Ralph E. Shaner Engineering Company, Pottstown, Pennsylvania recorded at Norristown, Pennsylvania in Plan Book A-18, Page 10, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Jay Street (50 feet wide) which point is measured North 37 degrees, 39 minutes East, 444.63 feet from a point of curve, which last mentioned point of curve is measured along the arc of a circle curving to the right, having a radius of 10 feet, the arc distance of 11.52 feet from a point on the Northeast side of North Vine Street (50 feet wide); thence extending from said point of beginning along said side of Jay Street, North 37 degrees, 39 minutes East, 37.14 feet to a point; thence extending South 52 degrees, 21 minutes East, 140 feet to a point; thence extending South 52 degrees, 21 minutes East, 140 feet to a point on the Southwest side of a 20 feet wide alley; thence extending along the same, South 37 degrees, 39 minutes West, 36 feet to a point, a corner of Lot No. 21; thence extending along the same passing in part through the middle of a partition wall of this house and the one adjoining North 52 degrees, 21 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on the above mentioned plan.

BEING the same premises which Kathryn A. Ryan by Deed dated 12/15/2006 and recorded 12/22/2006 in Montgomery County in Deed Book 5630, Page 295 granted and conveyed unto Pamela Bucso.

Parcel Number: 64-00-02827-50-2.

Location of property: 116 Jay Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Pamela Bucso** at the suit of Lakeview Loan Servicing, LLC. Debt: \$125,783.32.

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

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

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

14-00682

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

BEGINNING at a point on the Northeast side of Basin Street at the distance of 100 feet Westerly from Willow Street, at a point in a 5 feet wide alley laid out by Anthony Richardson for the use of this and his adjoining premises said point being at the distance of 3 feet Westwardly from the Eastwardly side of said alley; thence by said Anthony Richardson's other land at right angles to said Basin Street and along said alley Northeasterly 110 feet to a corner of Lot No. 249; thence along the rear end of said Lot No. 249, Westerly 20 feet to Lot No. 247 and along the same, Southwesterly at right angles to said Basin Street 110 feet to Basin Street, and along the same Easterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bradley Dale Weldon, by Deed from Robert Perry and Harry Scott, dated 11/15/2005, recorded 12/02/2005 in Book 5581, Page 1702.

Parcel Number: 13-00-04108-00-1.

Location of property: 13 East Basin Street, Norristown, PA 19401-3807.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of Santander Bank, N.A. Debt: \$62,145.70.

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

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

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

14-00823

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

BEGINNING at a point in the center line of Mildred Avenue (40 feet wide) said point being at the distance of 1,124 feet measured North 42 degrees, 09 minutes, 30 seconds East from an angle point in the center line of Mildred Avenue, said angle point being at the distance of 79.58 feet measured South 47 degrees, 50 minutes, 30 seconds East from the intersection which the center line of Easton Road (50 feet wide); thence along the Northwesterly side of Lot #39 North 47 degrees, 50 minutes, 30 seconds West, 158.27 feet to a point; thence North 40 degrees, 34 minutes, 30 seconds East, 25.01 feet to a point; thence through the middle of Lot #38 South 47 degrees, 50 minutes, 30 seconds East passing through a party wall of a twin house 158.96 feet to a point in the aforementioned center line of Mildred Avenue; thence along the same South 42 degrees, 09 minutes, 30 seconds West, 25 feet to the place of beginning.

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

BEING the same premises which Jonathan P. Wolf and Michelle Wolf, husband and wife by Deed dated 05/18/2007 and recorded 07/09/2007 in the Montgomery County Recorder of Deeds Office in Deed Book 5654, Page 990, granted and conveyed unto George E. Patterson, Jr., in fee.

Parcel Number: 30-00-43436-00-4.

Location of property: 1244 Mildred Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **George E. Patterson a/k/a George E. Patterson, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$213,447.32.

**Thomas Puleo**, Attorney. I.D. #27615

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

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

14-00826

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on August 17, 1951, as follows, to wit:

BEGINNING at a point on the Southwest side of Silver Avenue (50 feet wide) which point is measured South 45 degrees, 52 minutes, 15 seconds East, 95.37 feet from a point which is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.04 feet from a point on the Southeast side of Division Avenue (45 feet wide).

CONTAINING in front or breadth on the said Silver Avenue, 53 feet and extending on that width in length or depth Southwest between parallel lines at right angles to the said Silver Avenue, 115 feet.

BEING all of Lot No. 15, Section H and the Northwest 3 feet of Lot No. 16, Section H, Silver Avenue.

TITLE TO SAID PREMISES IS VESTED IN Brian McCloskey and Cristina M. Freese, as Joint Tenants with the Right of Survivorship, by Deed from John J. Siliquini, Jr., dated 01/28/2003, recorded 03/05/2003 in Book 5448, Page 1056. Parcel Number: 59-00-16030-00-3.

Location of property: 304 Silver Avenue, Willow Grove, PA 19090-2838.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian McCloskey and Cristina M. Freese** at the suit of Santander Bank, N.A. Debt: \$136,500.22.

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

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

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

14-00841

ALL THAT CERTAIN frame message or tenement and lot or piece of land known as 438 Chestnut Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded limited and described, as follows, to wit:

BEGINNING on the South side of Chestnut Street at a corner of this and land now or late John G. Miller; thence Westwardly along said Chestnut Street feet (20') to land now or late of Reuben Geist; thence Southwardly along said land one hundred forty feet (140') to a twenty feet (20') wide alley; thence Eastwardly along said alley twenty feet (20') to lands of the aforesaid John G. Miller; thence Northwardly along said lands and thru the middle of the dividing wall of a double frame house one hundred forty feet (140') to the place of beginning.

BEING the same premises which Robert J. Marshall and Christina Marshall, husband and wife by in Indenture dated 03-07-05 and recorded 04-01-05 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5548, Page 2092, granted and conveyed unto Robert J. Marshall and Christina Marshall, husband and wife, and Jeff Clark and Lisa Clark, husband and wife, as Tenants in Common and not as joint Tenants With Right of Survivorship. Parcel Number: 16-00-05632-00-4.

Location of property: 438 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Mark T. Rechkemmer** at the suit of First Niagara Bank, N.A. Debt: \$78,120.94.

**Jeffrey G. Trauger**, Attorney.

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

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

14-00894

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner of Old York Road and Spring Avenue, **Cheltenham 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 for the Recording of Deeds at Montgomery County, a Declaration dated June 29, 1973 and recorded on July 2, 1973 in Deed Book 3874, Page 161 and Amendment to said Declaration dated October 23, 1973 and recorded on December 19, 1973 in Deed Book 3911, Page 123; and a Second Amendment to said Declaration dated July 25, 1978 and recorded on April 30, 1979 in Deed Book 4405, Page 461; and a Third Amendment to said Declaration dated May 1, 1980 and recorded August 25, 1980 in Deed Book 4554, Page 341; and a Fourth Amendment to said Declaration dated April 2, 1982 and recorded April 28, 1982 in Deed Book 4683, Page 709; and a Fifth Amendment to said Declaration dated August 6, 1986 and recorded August 12, 1986 in Deed Book 4809, Page 330 and Declaration Plan dated February 22, 1973 and recorded July 2, 1973 in Condominium Plan Book 2, Page 1, Pages 1 and 2 thereof revised December 12, 1973 and recorded December 19, 1973 in Condominium Plan Book 2, Pages 44 and 45; and Page 9 thereof revised July 25, 1978 and recorded April 20, 1979 in Condominium Plan Book 6, Page 49 thereof, revised August 9, 1979 and recorded August 25, 1979 in Condominium Plan Book 8, Pages 32 and 33; and a Code of Regulations dated June 29, 1973 and recorded July 2, 1973 in Deed Book 3874, Page 190 and First Amendment thereto dated 12/19/1973 and recorded in Deed Book 3911, Page 151, and a Second Amendment thereto dated 12/19/1973 and recorded in Deed Book 3915, Page 4 and a further amendment thereto dated 4/2/1982 and recorded in Deed Book 4683, Page 705; and Fourth Amendment thereto dated July 1, 1986 and recorded August 12, 1986 in Deed Book 4809, Page 324, and a Fifth Amendment thereto dated May 12, 1987 and recorded July 6, 1987 in Deed Book 4843, Page 506, and a Sixth Amendment thereto dated October 5, 1987 and recorded November 18, 1987 and recorded in Deed Book 4857, Page 1838, and a Seventh Amendment thereto dated 11/14/1988 and recorded 2/7/1989 in Deed Book 4902, Page 292, being and designated on Declaration Plan as Unit 711-B 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), as amended.

TITLE TO SAID PREMISES IS VESTED IN Yun K. Kim, by Deed from Aaron Richman, dated 04/07/2007, recorded 04/26/2007 in Book 5644, Page 02471.

Parcel Number: 31-00-30007-07-6.

Location of property: 7900 Old York Road, Apartment 711B a/k/a 7900 Old York Road, Unit 711-B, Elkins Park, PA 19027-2337.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yun K. Kim** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$72,768.38.

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

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

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

14-01055

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, bounded and described according to a Plan of Cobblestone East, made by James H. Strothers, Associates, Sellersville, Pennsylvania, dated 6/4/1979 and last revised 1/28/1980, as follows, to wit:

BEGINNING at a point on the Northwestern side of Hertford Drive (30 feet wide) said point of beginning being a corner of Lot 1 on said plan; thence extending from said point of beginning and along Lot 3 North 40 degrees, 00 minutes, 00 seconds West, 146.74 feet to a point in line of lands now or late of Hilgner; thence extending along the same North 44 degrees, 00 minutes, 00 seconds East, 51.00 feet to a point, a corner of Lot 3 on said plan, also being the center of a 20 feet wide storm center easement; thence extending along Lot 3 and through the bed of the aforementioned easement, South 46 degrees, 00 minutes, 00 seconds East, 150.00 feet to a point on the Northwestern side of Hertford Drive, aforesaid; thence along the same South 44 degrees, 00 minutes, 00 seconds West, 8.19 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 125.00 feet, the arc distance of 12.48 feet to a point of tangent; thence extending along the same South 19 degrees, 43 minutes, 11 seconds West, 30.53 feet to the point and place of beginning.

BEING Lot 2 on said plan.

BEING the same premises which Jennifer L. Panoc, by Deed dated November 7, 2007 and recorded in the Montgomery County Recorder of Deeds Office on November 13, 2007 in Deed Book 5671, Page 2063, granted and conveyed unto William K. Brook, Jr. and Kathryn Anna Brook.

Parcel Number: 35-00-04757-51-8.

Location of property: 714 Hertford Drive, Hatfield, PA 19440.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William K. Brook, Jr. and Kathryn Anna Brook** at the suit of Nationstar Mortgage, LLC. Debt: \$239,064.92.

**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.

14-01318

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 survey and plan thereof made, dated the 8th day of August, A.D. 1930, as follows, to wit:

BEGINNING on the Northeasterly side of Cheltenham Avenue (to be legally) opened and dedicated 61.50 feet wide at the distance of 312 feet Southeastwardly from the point of intersection of the produced Northeasterly line of Cheltenham Avenue, and the produced Southeasterly line of Cedar Lane (40 feet wide).

CONTAINING, in front or breadth on said Cheltenham Avenue 24 feet, and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Cheltenham Avenue 102 feet to the center line of Oak Drive, 12 feet wide, which extends Southeastwardly from the said Cedar Lane to Easton Road.

BEING the same premises which David Curry, by Deed dated 12/28/2007 and recorded 1/22/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5679, Page 1618, granted and conveyed unto Marcus Curry, as Sole Owner.

Parcel Number: 31-00-05605-00-7.

Location of property: 1709 West Cheltenham Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcus Curry** at the suit of RBS Citizens, N.A. Debt: \$158,241.43.

**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.

14-01333

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Ashbourne Estates, made for Stratford Development Company, by George E. Mebus, Inc., Engineers, Glenside, Pennsylvania, dated June, 1955 which plan is recorded in Plan Book A-2, Page 75, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rolling Green Road (50 feet wide) at the distance of 5 feet measured South 19 degrees, 50 minutes, 59 seconds East from a point of curve in the same, which point of curve is at the arc distance of 139.92 feet measured on the arc of a circle curving to the right in a Southeasterly direction having a radius of 125 feet from a point of tangent in the same, which point of tangent is at the distance of 217.76 feet measured South 83 degrees, 49 minutes, 59 seconds East from another point of curve in the same, which point of curve is at the arc distance of 50.56 feet measured on the arc of a circle curving to the right in a Southeasterly direction having a radius of 25 feet from a point of tangent on the Northeasterly side of Jenkintown Road (41.5 feet wide); thence extending from said point of beginning along said side of Rolling Green Road, South 19 degrees, 50 minutes, 59 seconds East, 100 feet to a point in line of Lot No. 27 on said plan; thence extending along the same South 70 degrees, 9 minutes, 1 second West, 150 feet to a point in line of Lot No. 22 on said plan; thence extending along the same and partly along line of Lot No. 23 on said plan, North 19 degrees, 50 minutes, 59 seconds West, 100 feet to a point in line of Lot No. 25 on said plan; thence extending along the same North 70 degrees, 9 minutes, 1 second East, 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maria Ghuman and Jagdish Ghuman, by Deed from Jagdish Ghuman and Maria Ghuman, h/w and Mohammad Chughtai, by his Power of Attorney Jagdish Ghuman, dated 07/13/2005, recorded 09/15/2005 in Book 5571, Page 292.

Parcel Number: 31-00-23587-00-7.

Location of property: 7942 Rolling Green Road, Cheltenham, PA 19012-1710.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria Ghuman** at the suit of Santander Bank, N.A. Debt: \$245,840.36.

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

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

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

14-02464

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of Melmar made by Charles E. Shoemaker, Inc., dated May 8, 1980 and revised July 1, 1980, said plan being recorded in the Office of the Recorder of Deeds in and for Montgomery County in Norristown, Pennsylvania in Plan Book A-41, Page 33, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac (of irregular width) known as Ames Circle, said point of beginning being a corner of Lot 5 as shown on the above mentioned plan; thence extending from said point of beginning along the last mentioned lot, South 75 degrees, 55 minutes, 05 seconds East, 235.18 feet to a point in line of land now or late of Albert and Lorraine Landes; thence extending partially along the same and partially along lands now or late of Paul and Barbara Aronobitz, South 45 degrees, 50 minutes West, 311.66 feet to a point, a corner of Lot 7 as shown on the above mentioned plan; thence extending along the same, North 12 degrees, 15 minutes, 05 seconds West, 235.70 feet to a point on the Southeasterly side of Ames Circle; thence extending along the same on the arc of a circle curving to the left having a radius of 60 feet, the arc distance of 66.68 feet to the first mentioned point and place of beginning.

BEING Lot 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Iouro Martchenko, by Deed from Darin Bacharach and Stephanie Bacharach, his wife, dated 06/04/1996, recorded 07/01/1996 in Book 5152, Page 1326.

Parcel Number: 30-00-00759-10-2.

Location of property: 284 Ames Circle, Huntingdon Valley, PA 19006-7976.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Iouro Martchenko a/k/a Iori Martchenko** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, N.A. Debt: \$517,020.75.

**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.

14-02593

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 December 21, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jackson Avenue (forty feet wide) said point being at the distance of fifty feet Southwestwardly measured along the Southeasterly side of Jackson Avenue from its point of intersection with the Southwesterly side of Spear Avenue (forty feet wide); thence extending from said point of beginning South forty-three degrees, twenty-five minutes East, one hundred fourteen and three one-hundredths feet to a point; thence extending South forty-six degrees, forty-six minutes West, fifty feet to a point; thence extending North forty-three degrees, twenty-five minutes West, one hundred thirteen and eighty-seven one-hundredths feet to a point on the Southeasterly side of Jackson Avenue, aforesaid; thence extending North forty-six degrees, thirty-five minutes East along the Southeasterly side of Jackson Avenue fifty feet to the first mentioned point and place of beginning.

BEING all of Lots Numbers 883 and 884, and the Southwesternmost one-half of Lot Number 882 as shown on a Certain Plan known as Ferguson's North Glenside No. 2.

TITLE TO SAID PREMISES IS VESTED IN Stephen E. Carlson and Elaine H. Carlson, his wife, by Deed from Ricci D. Ponti and Catherine A. Ponti, his wife, dated 08/28/1985, recorded 09/16/1985 in Deed Book 4778, Page 1491. Parcel Number: 30-00-32880-00-3.

Location of property: 777 Jackson Avenue, Glenside, PA 19038-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen E. Carlson a/k/a Stephen E. Carlson, Sr. and Elaine H. Carlson** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$20,655.03.

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

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

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

14-02598

ALL THAT CERTAIN frame dwelling known as No. 311 North Fifth Avenue and lot or piece of land thereunto belonging situate upon the Southwesterly side of North Fifth Avenue between Oak and Spruce Streets in the Third Ward of **Royersford Borough**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey thereof made December 2, 1950 by Francis W. Wack, R.S. Schwenksville, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of the aforesaid North Fifth Avenue at the distance of 110.79 feet Northwesterly from the point of intersection of the center line of said North Fifth Avenue with the center line of Oak Street, a corner of land formerly of Arthur L. Bieber and Mary Z. Bieber, his wife, known as No. 309 North Fifth Avenue; thence by the same and passing in part through a party wall separating No. 309 North Fifth Avenue and the herein conveyed premises, and passing through an iron pin set on the curb line of said Fifth Avenue South 49 degrees, West 236.02 feet to an iron pin, a corner of land now or late of Cann & Saul Steel Company; thence by same North 43 degrees, 2 minutes West, 17.63 feet to an old iron pin, a corner of now or late lands of Carsmirmier Waitkiavious; thence by the same North 49 degrees, East 236.9 feet to a point in the center line of North Fifth Avenue, aforesaid and passing over an iron pin set on the curb line of said Fifth Avenue; thence is and along the center line of said Fifth Avenue South 41 degrees, East 17.62 feet to a point in the center line of said Fifth Avenue, the place of beginning.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES IS VESTED IN James E. Getzey, unmarried, by Deed from James E. Getzey, surviving spouse of Vicki Getzey, dated 09/20/2006, recorded 10/18/2006 in Book 5620, Page 1268.

Parcel Number: 19-00-01204-00-1.

Location of property: 311 North 5th Avenue, Royersford, PA 19468-2008.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James E. Getzey** at the suit of First Horizon Home Loans, a Division of First Tennessee Bank National Association. Debt: \$109,395.95.

**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.

14-02600

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Section I-B, Lots 100 to 185, Sawmill Valley made by Tri-State Engineers and Land Surveyors, Inc., dated 9/6/1977, as follows, to wit:

BEGINNING at a point on the Northwesterly side of a cul-de-sac (of irregular width) as the terminus of Log Pond Drive said point also being a point a corner of Lot No. 166 as shown on the above mentioned plan; thence extending along Lot No. 166 as shown on the above mentioned plan North 7 degrees, 00 minutes, 14 seconds West crossing a certain buffer easement 201.92 feet to a point a corner of lands now or late of Wayne B. Youngers; thence extending along the aforesaid lands and also lands now or late of Charles J. Ollinger South 49 degrees, 26 minutes, 40 seconds East, 126 feet to a point a corner of Lot No. 168 as shown on the above mentioned plan; thence extending along Lot No. 168 as shown on the above mentioned plan the two following courses and distances: (1) South 36 degrees, 33 minutes, 8 seconds West crossing the aforementioned Buffer Easement 97.41 feet to a point; and (2) South 4 degrees, 27 minutes, 19 seconds West, 40.14 feet to a point of curve on the Northeasterly side of the aforementioned cul-de-sac; thence extending along the same on the arc of a circle to the left having a radius of 50 feet the arc distance of 10 feet to a point of curve on the Northwesterly side of the aforementioned cul-de-sac, said point also being the first mentioned point and place of beginning.

CONTAINING in area 8,128.51 square feet, more or less.

BEING Lot No. 167 as shown on the above mentioned plan.

TOGETHER with the use of a certain Perpetual Pedestrian easement over Lot 166 for the purposed of access to and from Lot No. 167, as follows:

ALL THAT CERTAIN strip of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of Section I-B Lots 100 - 185 Sawmill Valley made by Tri-State Engineers and Land Surveyors, as follows, to wit:

BEGINNING at an interior point a corner in the common line dividing Lots 166 and 167, said point being measured along the common line dividing the said Lots 166 and 167, North 7 degrees, 0 minutes, 14 seconds West, 57.73 feet from a point a common front corner of the said Lots 166 and 167 on the Northerly side of Log Pond Drive; thence from the said point of beginning and partially and partially passing through Lot 166 North 53 degrees, 26 minutes, 42 seconds West, 9.72 feet to a point a corner; thence continuing through the said Lot No. 166 North 36 degrees, 33 minutes, 8 seconds East, 10.22 feet to a point a corner in line of Lot No. 167, thence along line of the said Lot No. 167 South 7 degrees, 0 minutes, 14 seconds East, 14.11 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Susan A. Corley, by Deed from Sean Armstrong and Sabine Armstrong, dated 10/21/2002, recorded 11/06/2002 in Book 5432, Page 2467.

Parcel Number: 36-00-06987-14-1.

Location of property: 20 Log Pond Drive, Horsham, PA 19044-1979.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan A. Corley** at the suit of Wells Fargo Bank, N.A. Debt: \$201,899.64.

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

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

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

14-02904

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

BEGINNING at a stake on the Southeastly side of Buttonwood Street at the distance of 325 feet Northeastly from Airy Street, the corner of this and land now or formerly of Samuel H. Zimmerman; thence along said land at right angles to the said Buttonwood Street and passing through the middle of the partition wall of this and the adjoining house now or formerly of the said Samuel H. Zimmerman, Southeastly 170 feet to a point, of the Northwest side of Hurst Alley; thence extending along said side of said Alley, Northeastly 25 feet to a point, a corner of this and land now or late of Charles A. Thomas; and thence along said land Northwestly 170 feet to the Southeast side of Buttonwood Street aforesaid; thence extending along said side of said Buttonwood Street, Southwestly 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John R. Baum and Bunne L. Baum by Deed from Geno Pellechio dated 8/19/2011 and recorded on 8/22/2011 in the Montgomery County Recorder of Deeds in Instrument No. 2011071190, Book 5810, Page 02489 to 02493.

Parcel Number: 13-00-05272-00-7.

Location of property: 536 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John Baum a/k/a John R. Baum and Bunne Baum a/k/a Bunne L. Baum** at the suit of Grand Bank, N.A., a Corporation. Debt: \$138,635.77.

**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.

14-03308

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for Thomas R. Gaul, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated October 6, 1980 and recorded in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania, in Plan Book B-39, Page 10, as follows, to wit:

BEGINNING at a point on the Northwestly side of Maple Avenue (40 feet wide) said point being measured South 46 degrees, 35 minutes West, along the said Northwestly side of Maple Avenue, 117.29 feet from a point of intersection formed by the said Northwestly side of Maple Avenue and the Southwestly side of Susquehanna Road (80 feet wide); thence extending from said point of beginning South 46 degrees, 35 minutes West still along the Northwestly side of Maple Avenue, 50 feet to a point, a corner of Lot No. 2328 Plan of "Ferguson's North Glenside," thence extending along Lot No. 2328 North 43 degrees, 25 minutes West, 100 feet to a point, a corner of Lot No. 2326 Plan of "Ferguson's North Glenside;" thence extending along Lot No. 2326 Plan of "Ferguson's North Glenside" North 46 degrees, 35 minutes East, 50 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2 South 43 degrees, 25 minutes East, 100 feet to the first mentioned point and place of beginning.

CONTAINING in area 5,000 square feet.

BEING Lot No. 3 as shown on the first mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Bonner, by Deed from Lena J. Thorp, widow, dated 01/02/2007, recorded 01/16/2007 in Book 5631, Page 1745.

Parcel Number: 30-00-40897-00-5.

Location of property: 1088 Maple Avenue, Glenside, PA 19038-1934.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle L. Zagorski a/k/a Michelle L. Bonner** at the suit of Wells Fargo Bank, N.A. Debt: \$193,591.10.

**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.

14-03323

ALL THAT CERTAIN lot or piece of ground, thereon with the three story brick message or tenement thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Hamilton Street, at the distance of three hundred twenty-five feet, ten inches Northeasterly from the East corner of Hamilton Street and Airy Street, a corner of this land formerly owned by Isaac Landis; thence along the said Landis' land Southeasterly two hundred feet to the Northwest side of Prospect Alley, laid out twenty feet wide; thence along said side of said alley Northeasterly twenty-five feet to a point, a corner of this and land owned by J. Frank Boyer; thence along said Boyers' land and through the middle partition wall of adjoining house Northwesterly two hundred feet to Hamilton Street aforesaid and along the Southeast side thereof Southwesterly twenty-five feet to the place of beginning.

BEING the same premises which Michael Stevens, by Deed dated June 29, 2007 and recorded in the Montgomery County Recorder of Deeds Office on July 13, 2007 in Deed Book 5655, Page 1452, granted and conveyed unto Matthew M. Anthony and Kawanna C. Anthony, husband and wife.

Parcel Number: 13-00-14796-00-5.

Location of property: 522 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Matthew M. Anthony and Kawanna C. Anthony** at the suit of Bank of America, National Association. Debt: \$237,818.22.

**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.

14-03459

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon to be erected, situated in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plan thereof known as Providence Hills Subdivision #3 made by Donald H. Schurr, Registered Professional Engineer dated this 2nd day of September, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wayne Avenue (fifty feet wide) at the distance of 85 feet measured on the bearing of North 45 degrees, no minutes East along the said side of Wayne Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of fifteen feet from the point of curve on the Northeasterly side of Mann Road (fifty feet wide).

CONTAINING in front or breadth on the said East of Wayne Avenue 87 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Wayne Avenue 155 feet.

TITLE TO SAID PREMISES IS VESTED IN Bruce Hunsberger and Cheryl A. Hunsberger, h/w, as Tenants by the Entirety, by Deed from Bruce Hunsberger, dated 11/01/2005, recorded 11/04/2005 in Book 5578, Page 1026.

Parcel Number: 43-00-15790-00-7.

Location of property: 106 Wayne Avenue, Eagleville, PA 19403-1324.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bruce Hunsberger and Cheryl A. Hunsberger** at the suit of Wells Fargo Bank, N.A. Debt: \$224,520.23.

**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.

14-03717

ALL THAT LOT or piece of ground, situate in **Hathboro Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey made by William T. Muldrew, Civil Engineer, dated October 8, 1926, and also according to Professional Engineer, of Glenside, Pennsylvania, dated April 4, 1949, for Morris F. and Ella C. George.

BEGINNING at a point the intersection of the Southwest side of West Monument Avenue (forty- seven feet wide); thence extending along the said side of Broad Street, South thirty-eight degrees, fifteen minutes West, one hundred feet to a point, a stone; thence along Lot No. 3 of Yerkes West End Building lots North fifty-one degrees, forty-five minutes West, twenty-eight and twenty-seven one-hundredths feet to a point, an iron pin; thence North thirty-eight degrees, fifteen minutes East, passing through a party wall of a twin house, one hundred feet to a point on the Southwest side of West Monument Avenue; thence along the same South fifty-one degrees, forty-five minutes East, twenty-eight and twenty-seven one-hundredths feet to the place of beginning.

BEING part of Lots No. 1 and No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Leon Casper, Jr., a singleman, by Deed from Donald A. Semisch, Executor of the Last Will and Testament of Nellie Keenan, deceased and Leon Casper and Ronald F. Casper, Individually and as Administrators of the Estate of Agnes Casper, deceased and Donna Quinn and Duanne Keenan, dated 08/18/1992, recorded 09/04/1992 in Book 5017, Page 2460. Leon Casper, Jr. died on November 24, 2012, leaving a Will dated July 22, 2010. Letters Testamentary were granted to Carole L. Kappe on November 28, 2012 in Montgomery County, No. 46-2012-X4111. Decedent's surviving devisee is Carole L. Kappe.

Parcel Number: 08-00-04045-00-6.

Location of property: 301 West Monument Avenue, Hatboro, PA 19040-3131.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carole L. Kappe, in Her Capacity as Executrix and Devisee of The Estate of Leon Casper, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$138,556.87.

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

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

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

#### **To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on July 30, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Russell J. Bono, **Sheriff**

## **CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-07825

NOTICE IS HEREBY GIVEN that the Petition of Frederick Robinson was filed in the above named Court, praying for a Decree to change his name to MEKETA ROBINSON I.

The Court has fixed June 11, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-10138

NOTICE IS HEREBY GIVEN that on May 6, 2014, the Petition of Lee Gordon Broderick was filed in the above named Court, praying for a Decree to change her name to KATHY LEE BRODERICK.

The Court has fixed July 9, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Joseph B. Wassel, Esquire**

**Fox and Fox, Attorneys at Law, P.C.**

One Montgomery Plaza, Suite 706  
425 Swede Street  
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-09562

NOTICE IS HEREBY GIVEN that on April 29, 2014, the Petition of My-Thao Thi Le was filed in the above named Court, praying for a Decree to change her name to KAYLA THAO SAING.

The Court has fixed July 16, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Benjamin E. Witmer, Esquire**

One Montgomery Plaza, Suite 706  
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-06083

NOTICE IS HEREBY GIVEN that on March 20, 2014, the Petition of Oriana Grace Currie was filed in the above named Court, praying for a Decree to change the name to OREN PATRICK CURRIE.

The Court has fixed July 9, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## **CHARTER APPLICATION**

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**A Superior One 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.

**Advanced Vascular Technologies, 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.

**Wolpert Schreiber P.C., Solicitors**

57 Main Street  
Royersford, PA 19468

**Arrow QRT Consulting, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**James C. Kovaleski, Esquire, Solicitor  
O'Donnell, Weiss & Mattei, P.C.**  
347 Bridge Street, Suite 200  
Phoenixville, PA 19460

**Madison Apartments Managing Member, 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.

**Blank Rome LLP**  
One Logan Square  
130 North 18th Street  
Philadelphia, PA 19103

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
LUZERNE COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
JURY TRIAL DEMANDED  
NO. 856 of 2014

**VITRIUS TECHNOLOGIES, LLC,**  
Plaintiff

vs.

**MICHAEL MULLOCK D/B/A CWM WOOD  
WINDOWS,**  
Defendants

### IMPORTANT NOTICE

**TO: MICHAEL MULLOCK D/B/A  
CWM WOOD WINDOWS**

**Date of Notice:** May 22, 2014

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

North Penn Legal Services, Inc.  
33 N. Main Street, Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(877) 953-4250 Toll free  
(570) 824-0001 Fax

101 West Broad Street, Suite 513  
Hazleton, PA 18201  
(570) 455-9512  
(877) 953-4250 Toll free  
(570) 455-3625 Fax

**ROSENN, JENKINS & GREENWALD, L.L.P.**  
**BY: /s/ Steven P. Roth**  
**STEVEN P. ROTH, ESQUIRE**  
**Attorney I.D. #53918**  
**ABIGAIL M. BOYLAN, ESQUIRE**  
**Attorney I.D. # 312081**  
15 South Franklin Street  
Wilkes-Barre, PA 18711-0075  
(570) 826-5654  
**Attorneys for Plaintiff, VITRIUS  
TECHNOLOGIES**

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## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

**ALLEM, RODGER A., dec'd.**

Late of Franconia Township.  
Administrator: GERALD M. ALLEM,  
463 Leah Drive,  
Fort Washington, PA 19034.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**ARMSTRONG, EVELYN F., dec'd.**

Late of Springfield Township.  
Executrix: LYNDA VON DRACH,  
8813 Delphine Road,  
Wyndmoor, PA 19038.

**BEERMAN, MABEL T. also known as  
MABLE TOWNSEND BEERMAN, dec'd.**

Late of Montgomery Township.  
Executrix: BETTE B. OVERMIER,  
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

**BENJAMIN, ARNOLD, dec'd.**

Late of Whitemarsh Township.  
Executor: NEAL BENJAMIN,  
P.O. Box 26639,  
Philadelphia, PA 19141.

**BOEHRINGER, CAROL B., dec'd.**

Late of Lower Merion Township.  
Executrix: BARBARA B. McCONNELL,  
1620 Sorrell Road,  
Malvern, PA 19355.  
ATTORNEY: W. STEVEN WOODWARD,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
201 King of Prussia Road, Suite 100,  
Radnor, PA 19087

**BOZZI, ANDREA FRANCES also known as****ANDREA F. BOZZI and  
ANDREA BOZZI, dec'd.**

Late of Cheltenham Township.

Executor: JOHN T. BOZZI,

7715 Lycoming Avenue,

Elkins Park, PA 19027.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD &amp; GERHARD,

222 South Easton Road, Suite 104,

Glenside, PA 19038,

215-885-6785

**CARBERRY, HELEN M. also known as****HELEN G. CARBERRY, dec'd.**

Late of Whitpain Township.

Executrix: CAROLE C. KALOS,

308 Saint Andrews Place,

Blue Bell, PA 19422.

ATTORNEY: C. WILLIAM WATTS,

445 Cedar Street,

P.O. Box 113,

Jenkintown, PA 19046

**CONNOR, TIMOTHY J., dec'd.**

Late of Abington Township.

Administrator: FRANCIS J. CONNOR,

237 Belmont Avenue,

Ambler, PA 19002.

ATTORNEY: JOSEPH J. FIANDRA,

426 North Easton Road,

Glenside, PA 19038

**CUPO, CARMEN J., dec'd.**

Late of Horsham Township.

Executrix: JOANNE M. ZOTO,

c/o Alan G. Wandalowski, Esquire,

131 West State Street,

P.O. Box 50,

Doylestown, PA 18901.

ATTORNEY: ALAN G. WANDALOWSKI,

ANTHEIL, MASLOW &amp; MacMINN, LLP,

131 West State Street,

P.O. Box 50,

Doylestown, PA 18901

**CUSTER, HOWARD ROBERTS, dec'd.**

Late of West Norriton Township.

Executor: DAVID CUSTER,

3109 Pine Oaks Way,

Herndon, VA 20171.

**DUBESKI, BERNARD also known as****BERNARD M. DUBESKI, dec'd.**

Late of Upper Dublin Township.

Executor: DAVID HERRERA,

1535 Cooper Drive,

Ambler, PA 19002.

ATTORNEY: JOSEPH J. FIANDRA,

426 North Easton Road,

Glenside, PA 19038

**FUNK, DONALD E. also known as****DONALD EDWIN FUNK, dec'd.**

Late of Upper Moreland Township.

Executors: VIRGINIA A. FUNK AND

DONALD E. FUNK, JR.,

P.O. Box 201,

Hatboro, PA 19040.

ATTORNEY: DONALD E. FUNK, JR.,

P.O. Box 201,

Hatboro, PA 19040

**GRADY, JOHN A., JR., dec'd.**

Late of Horsham Township.

Executor: RANDAL J. McDOWELL,

221 Noble Plaza,

801 Old York Road,

Jenkintown, PA 19046.

ATTORNEY: RANDAL J. McDOWELL,

221 Noble Plaza,

801 Old York Road,

Jenkintown, PA 19046

**GRIFFIN, HELEN I. also known as****HELEN GRIFFIN, dec'd.**

Late of Lower Gwynedd Township.

Executrix: FRANCES GRIFFIN,

c/o Edmund P. Butler, Esquire,

910 Harvest Drive, Suite 110,

Blue Bell, PA 19422.

ATTORNEY: EDMUND P. BUTLER,

910 Harvest Drive, Suite 110,

Blue Bell, PA 19422

**HAWKINS, ALAN H., dec'd.**

Late of Lower Merion Township.

Administratrix: VERA FERRIE,

107 North Carol Boulevard,

Upper Darby, PA 19082.

**KAIER, MARY PATRICIA also known as****MARY PATRICIA C. KAIER and****PATRICIA C. KAIER, dec'd.**

Late of Lower Merion Township.

Executors: EDWARD J. KAIER AND

ANNE KAIER,

1835 Market Street,

Philadelphia, PA 19103-2968.

ATTORNEY: EDWARD J. KAIER,

TEETERS HARVEY MARRONE &amp; KAIER LLP,

1835 Market Street,

Philadelphia, PA 19103-2968

**KEEN, GLORIA, dec'd.**

Late of Plymouth Township.

Co-Executors: PAUL A. KEEN, JR. AND

DESIREE MERONE,

c/o 54 East Penn Street,

Norristown, PA 19401.

ATTORNEY: BARRY M. MILLER,

54 East Penn Street,

Norristown, PA 19401

**KENNEDY, ROSE H., dec'd.**

Late of Franconia Township.

Executor: JOHN J. KENNEDY, JR.,

30 E. Cherry Lane,

Souderton, PA 18964.

ATTORNEY: JEFFREY K. LANDIS,

BRICKER, LANDIS, HUNSBERGER &amp;

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

**KEYSER, JOEL B., dec'd.**

Late of Limerick Township.

Executrix: LEAH L. KEYSER,

2009 Willowwood Drive,

Royersford, PA 19468.

ATTORNEY: KENNETH E. PICARDI,

YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,

PICARDI.,

1129 East High Street,

P.O. Box 776,

Pottstown, PA 19464

**KIRCHMAN, PAUL RICHARD, dec'd.**

Late of Borough of Norristown.  
 Executrix: MARIA CIPOLLINI,  
 637 Sandy Street,  
 Norristown, PA 19401.

**KLEIN, DOROTHEA E. also known as DOROTHEA ETHEL KLEIN, DOROTHEA KLEIN and DOROTHEA E. ANTIS, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: DANIEL W. ANTIS,  
 c/o John H. Potts, Esquire,  
 Strafford Office Building #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087-3115.  
 ATTORNEY: JOHN H. POTTS,  
 HERR, POTTS & POTTS,  
 Strafford Office Building #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087-3115

**KOLB, LAURETTA M., dec'd.**

Late of Springfield Township.  
 Executor: EDWARD J. HUGHES,  
 1250 Germantown Pike, Suite 205,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: EDWARD J. HUGHES,  
 HUGHES, KALKBRENNER & OZOROWSKI, LLP,  
 1250 Germantown Pike, Suite 205,  
 Plymouth Meeting, PA 19462

**KUSHNER, ARNOLD also known as ARNOLD ARTHUR KUSHNER, dec'd.**

Late of Lower Providence Township.  
 Executrix: MARLENE KUSHNER,  
 21102 Shannondell Drive,  
 Audubon, PA 19403-5642.  
 ATTORNEY: BERNARD D. BEITCH,  
 2033 Walnut Street,  
 Philadelphia, PA 19103

**LANE, AUDREY DIANNE also known as AUDREY LANE and AUDREY DIANE LANE, dec'd.**

Late of Borough of North Wales.  
 Administrator: ALISON KARPOWICH,  
 66 Palamino Court,  
 Horsham, PA 19044.

**LEBOLD, MARY C., dec'd.**

Late of Whitemarsh Township.  
 Executors: MARY ELLEN DRAGON AND  
 PATRICIA A. RIGG.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER &  
 ROEBERG, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**MILLER, ISRAEL MARVIN also known as I. MARVIN MILLER, dec'd.**

Late of Whitemarsh Township.  
 Executors: JOAN F. MILLER AND  
 MARK A. MILLER,  
 c/o Randal J. McDowell, Esquire,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: RANDAL J. McDOWELL,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046

**MOONEY, DORIS M., dec'd.**

Late of Lower Salford Township.  
 Executor: JAMES MOONEY,  
 256 Jan Drive,  
 Harleysville, PA 19438.

**MURTA, IAN M., dec'd.**

Late of Borough of Royersford.  
 Administrator: JOHN P. MURTA,  
 3656 Fawnrun Road,  
 Cincinnati, OH 45241.  
 ATTORNEY: REBECCA A. HOBBS,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**NOLL, CLAIR W., dec'd.**

Late of Gladwyne, PA.  
 Executors: ERIC W. NOLL,  
 525 Mulberry Lane,  
 Haverford, PA 19041,  
 DOUGLAS C. NOLL, Ph.D.,  
 1067 Scio Hills Court,  
 Ann Arbor, MI 48103.  
 ATTORNEY: GILBERT M. MANCUSO,  
 BRUMBACH, MANCUSO & FEGLEY, P.C.,  
 P.O. Box 8321,  
 Reading, PA 19603-8321

**RABATIN, MICHAEL JOSEPH also known as MIKE RABATIN, dec'd.**

Late of Borough of Hatboro.  
 Executrix: SANDRA MADONNA,  
 5340 Ivystream Road,  
 Hatboro, PA 19040.

**SIMCOX, LOIS JEAN, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: WILLIAM C. SIMCOX, JR.,  
 31 North Lane,  
 North Wales, PA 19454.

**SMITH, PHYLLIS NAOMI also known as PHYLLIS N. SMITH and PHYLLIS SMITH, dec'd.**

Late of East Norriton Township.  
 Executrix: NANCY W. DONOHUE,  
 c/o Gerald M. Hatfield, Esquire,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103-3222.  
 ATTORNEY: GERALD M. HATFIELD,  
 FOX ROTHSCHILD LLP,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103-3222

**THOMAS, COEVEL W., dec'd.**

Late of Salford Township.  
 Executor: BRUCE W. THOMAS,  
 835 Ridge Road,  
 Telford, PA 18969.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**VICTOR, BETH L., dec'd.**

Late of Lower Merion Township.  
 Executor: MARK VICTOR,  
 c/o Justin H. Brown, Esquire,  
 1600 John F. Kennedy Boulevard, 2nd Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: JUSTIN H. BROWN,  
 FLASTER GREENBERG, P.C.,  
 1600 John F. Kennedy Boulevard, 2nd Floor,  
 Philadelphia, PA 19103

**WALLACE, MERCEDES M., dec'd.**

Late of Abington Township.  
 Executor: JOSEPH L. WALLACE,  
 1319 Zachary Road,  
 Abington, PA 19001.  
 ATTORNEY: DAVID SCHACHTER,  
 1528 Walnut Street, Suite 1507,  
 Philadelphia, PA 19102

**WOODLAND, DOROTHY A., dec'd.**

Late of Upper Merion Township.  
 Executrix: SHAWN HOLLAND,  
 532 King of Prussia Road,  
 Wayne, PA 19087.  
 ATTORNEY: ALBERT P. MASSEY, JR.,  
 LENTZ, CANTOR & MASSEY, LTD.,  
 460 E. King Road,  
 Malvern, PA 19355

**Second Publication****BLACK, CURTIS E., dec'd.**

Late of Upper Salford Township.  
 Administrators: SEAN BLACK,  
 1424 Highland Avenue,  
 Fort Washington, PA 19034,  
 JENNA BLACK,  
 613 Summit Avenue,  
 Shillington, PA 19607.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Rd.,  
 P.O. Box 209,  
 Willow Grove, PA 19090

**BOVELLE, WALTER A., dec'd.**

Late of Borough of Conshohocken.  
 Administrator: MICHAEL T. BOVELLE,  
 964 Plymouth Road,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: MICHAEL A. CIANCI,  
 617 Swede Street,  
 Norristown, PA 19401

**BUCKMAN, ANNA MAE, dec'd.**

Late of Lower Moreland Township.  
 Executrix: ANNA T. GERHARD BUCKMAN,  
 3391 Philmont Avenue,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 SOLOMON & BERSCHLER, P.C.,  
 522 Swede Street,  
 Norristown, PA 19401

**CIOSSEK, CLARA M. also known as**

**CLARA CIOSEK,**  
**KLARA GABLER CIOSEK and**  
**KLARA GABLER, dec'd.**  
 Late of Elkins Park, PA.  
 Executor: CLARA CIOSEK-WAGNER,  
 c/o George M. Dempster, Esquire,  
 Fenningham, Stevens & Dempster LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevoze, PA 19053.  
 ATTORNEY: GEORGE M. DEMPSTER,  
 FENNINGHAM, STEVENS & DEMPSTER LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevoze, PA 19053

**COPE, RUTH J., dec'd.**

Late of Upper Moreland Township.  
 Executor: RICHARD W. STEVENS,  
 2074 Susquehanna Road,  
 Abington, PA 19001.  
 ATTORNEY: RICHARD W. STEVENS,  
 FLAMM WALTON PC,  
 794 Penllyn Pike, Suite 100,  
 Blue Bell, PA 19422-1669

**DEVERELL JR., EDWIN D., dec'd.**

Late of Upper Dublin Township.  
 Executrix: BARBARA D. POWELL,  
 c/o Law Office of Gerhard & Gerhard,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038

**GOSHOW, MIRIAM A., dec'd.**

Late of Franconia Township.  
 Executor: UNIVEST BANK AND TRUST CO.,  
 14 N. Main Street,  
 P.O. Box 64197,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**LAMBERT, ANNA H., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: D. BRUCE LAMBERT,  
 428 East 3rd Street,  
 Boyertown, PA 19512.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**McGOWAN, AGNES, dec'd.**

Late of Upper Moreland Township.  
 Executor: SPENCER J. McGOWAN,  
 c/o Albert DerMovsesian, Esquire,  
 P.O. Box 601,  
 Willow Grove, PA 19090.  
 ATTORNEY: ALBERT DerMOVSESIAN,  
 P.O. Box 601,  
 Willow Grove, PA 19090

**POHORILENKO, ANATOLE, dec'd.**

Late of Cheltenham Township.  
 Executor: JOSEPH A. SCOTT,  
 2401 Pennsylvania Avenue, 11-C-50,  
 Philadelphia, PA 19130.  
 ATTORNEY: EDWARD A. ZETICK,  
 415 Johnson Street, Suite 101,  
 Jenkintown, PA 19046-2705

**SCHOLL, RICHARD K. also known as  
RICHARD KENNETH SCHOLL and  
RICHARD SCHOLL, dec'd.**

Late of Upper Gwynedd Township.  
 Administratrix: MARY V. SCHOLL,  
 c/o Gilbert P. High, Jr., Esquire,  
 40 East Airy Street,  
 P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: GILBERT P. HIGH, JR.,  
 HIGH SWARTZ LLP,  
 40 East Airy Street,  
 P.O. Box 671,  
 Norristown, PA 19404-0671

**SCHWARTZ, EILEEN R. also known as  
EILEEN SCHWARTZ, dec'd.**

Late of Abington Township.  
 Executrices: MINDY TUMPOWSKY AND  
 DONNA SALIN,  
 c/o David J. Picker, Esquire,  
 526 Swede Street,  
 Norristown, PA 19401-4846.  
 ATTORNEY: DAVID J. PICKER,  
 PICKER LAW OFFICES,  
 526 Swede Street,  
 Norristown, PA 19401-4846

**YARMUSH, PAUL also known as****PAUL P. YARMUSH, dec'd.**

Late of West Pottsgrove Township.

Executor: MICHAEL R. TUCKER,

c/o Douglas B. Breidenbach, Jr., Esquire,

1800 East High Street, Suite 250,

Pottstown, PA 19464.

ATTORNEY: DOUGLAS B. BREIDENBACH, JR.,

1800 East High Street, Suite 250,

Pottstown, PA 19464,

610-970-0300

**Third and Final Publication****AMBROSE, KATHRYN SCOTT also known as****KATHRYN S. AMBROSE, dec'd.**

Late of Upper Gwynedd Township.

Administratrix: KAREN EBLE,

58 Lee Lynn Lane,

Huntingdon Valley, PA 19006.

ATTORNEY: CHERYL KRACOFF,

1 W. Main Street, Suite 230,

Norristown, PA 19401

**ATTILIO, FLORENCE A., dec'd.**

Late of Borough of Royersford.

Executrix: MARY JO KERCHNER,

772 Walnut Street,

Royersford, PA 19468.

ATTORNEY: JOHN A. KOURY, JR.,

O'DONNELL, WEISS &amp; MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

**BOGDAN, IRENE B. also known as****IRENE BOGDAN and****IRENE BEATRICE BOGDAN, dec'd.**

Late of Abington Township.

Executor: DANIEL S. BOGDAN,

2831 Lincoln Avenue,

Ardsley, PA 19038.

ATTORNEY: LYNN B. SILVER,

3535 Welsh Road, Suite B,

Willow Grove, PA 19090

**BOLINSKY, KEITH M. also known as****KEITH BOLINSKY and****KEITH MICHAEL BOLINSKY, dec'd.**

Late of Hatfield Township.

Administrator: ALFRED BOLINSKY,

40 West Phillips Street,

Coaldale, PA 18218.

ATTORNEY: JEFFREY P. BOWE,

109 West Broad Street,

Tamaqua, PA 18252

**BRODEY, JEAN L., dec'd.**

Late of Springfield Township.

Executor: GEORGE M. RITER,

c/o 400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,

TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

**BROOKS, EMILY also known as****EMILY ELIZABETH BROOKS and****EMILY E. BROOKS, dec'd.**

Late of Lower Merion Township.

Administrator C.T.A.: CHARLES W. BRAFF,

c/o Theodore S. Cox, Jr., Esquire,

919 Conestoga Road,

Building Two, Suite 309,

Rosemont, PA 19010-1353.

ATTORNEY: THEODORE S. COXE, JR.,

919 Conestoga Road,

Building Two, Suite 309,

Rosemont, PA 19010-1353

**CANNIZZO, ROBERT A. also known as****ROBERT ALLEN CANNIZZO and****ROBERT CANNIZZO, dec'd.**

Late of Upper Providence Township.

Executrix: JANICE E. CANNIZZO,

c/o Charles S. Frazier, Esquire,

Frazier &amp; Roberts,

337 W. Lancaster Avenue,

P.O. Box 527,

Wayne, PA 19087.

ATTORNEY: CHARLES S. FRAZIER,

337 West Lancaster Avenue,

P.O. Box 527,

Wayne, PA 19087

**CONRAD, ROBERT W. also known as****ROBERT WALTER CONRAD, dec'd.**

Late of Upper Moreland Township.

Executrix: MARY E. ARMSTRONG,

29 Moseley Terrace,

Glastonbury, CT 06033-3711.

ATTORNEY: DAVID P. GRAU,

911 N. Easton Road,

P.O. Box 209,

Willow Grove, PA 19090

**CYBULARZ, ALFREDA also known as****ALFREDA CYBULARZ-PEKLAK, dec'd.**

Late of Franconia Township.

Executrix: DIANE C. RAPP,

72 W. Peace Valley Road,

Chalfont, PA 18914.

**DECKER, JAMES D., dec'd.**

Late of Hatfield Township.

Executor: JOHN H. FILICE,

c/o John H. Filice, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JOHN H. FILICE,

RUBIN, GLICKMAN, STEINBERG &amp; GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

**DOONER JR., PETER S. also known as****PETER S. DOONER and****PETER DOONER, dec'd.**

Late of Lower Merion Township.

Executrix: MARIE DOONER,

c/o Margaret Gallagher Thompson, Esquire,

200 Four Falls Corporate Center, Suite 400,

West Conshohocken, PA 19428.

ATTORNEY: MARGARET GALLAGHER THOMPSON,

COZEN O'CONNOR,

200 Four Falls Corporate Center, Suite 400,

West Conshohocken, PA 19428

**DUBNER, MINNA, dec'd.**

Late of East Norriton Township.

Executor: IRA J. DUBNER,  
c/o 54 East Penn Street,  
Norristown, PA 19401.

ATTORNEY: CARL M. KNAPP,  
54 East Penn Street,  
Norristown, PA 19401

**FEGELY, BRIAN J. also known as**

**BRIAN JAMES FEGELY, dec'd.**

Late of Upper Providence Township.

Administrator: WILLIAM T. BLEILER,  
1989 Orchard Avenue,  
Allentown, PA 18104.

ATTORNEY: DAVID L. ALLEBACH, JR.,  
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
PICARDI.,

1129 East High Street,  
P.O. Box 776,

Pottstown, PA 19464-0776

**FICHERA, MARY R., dec'd.**

Late of Abington Township.

Executor: THOMAS M. GIULIANI,  
c/o John R. Howland, Esquire,  
2444 Huntingdon Pike,

Huntingdon Valley, PA 19006.

ATTORNEY: JOHN R. HOWLAND,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,

2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**GILES, PATRICIA A., dec'd.**

Late of Upper Merion Township.

Executor: CRAIG GILES,  
c/o Carole Hendrick, Esquire,  
3927 Mill Road,

Collegeville, PA 19426.

**GUSSMAN, DOROTHY L. also known as**

**DOROTHY LYDIA GUSSMAN, dec'd.**

Late of Borough of Lansdale.

Executrix: SUE ANN TURNER,

c/o David W. Conner, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.

ATTORNEY: DAVID W. CONNER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**HOROWITZ, LOIS C. also known as**

**LOIS HOROWITZ, dec'd.**

Late of Lower Merion Township.

Executor: MICHAEL ZITIN,  
c/o Jonathan H. Ellis, Esquire,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046.

ATTORNEY: JONATHAN H. ELLIS,  
PLOTNICK & ELLIS, P.C.,

261 Old York Road, Suite 200,  
Jenkintown, PA 19046

**HUTTINGER, MARY also known as**

**MARY T. HUTTINGER, dec'd.**

Late of Abington Township.

Executors: MICHAEL W. CASSIDY AND  
LAWRENCE P. HUTTINGER,  
2444 Huntingdon Pike,

Huntingdon Valley, PA 19006.

ATTORNEY: MICHAEL W. CASSIDY,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,

2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**JONES, HERBERT, dec'd.**

Late of Cheltenham Township.

Executor: VICTOR A. YOUNG,

c/o Nina B. Stryker, Esquire,  
One Penn Center, 19th Floor,

1617 John F. Kennedy Boulevard,

Philadelphia, PA 19103-1895.

ATTORNEY: NINA B. STRYKER,

OBERMAYER REBMANN MAXWELL &  
HIPPEL LLP,

One Penn Center, 19th Floor,

1617 John F. Kennedy Boulevard,

Philadelphia, PA 19103-1895

**KIRLIN, PEARL I., dec'd.**

Late of West Pottsgrove Township.

Executrix: MARY ANN KIRLIN,

815 Grosstown Road,

Stowe, PA 19464.

ATTORNEY: ELIZABETH K. MORELLI,

5 Hearthstone Court, Suite 201,

Reading, PA 19606,

610-370-9588

**LLOYD, ROBERT W. also known as**

**ROBERT WILLIAM LLOYD and**

**ROBERT LLOYD, dec'd.**

Late of Abington Township.

Executrix: BONNIE S. LLOYD,

c/o John W. Lauffer, Esquire,

203 Fisher Road,

Jenkintown, PA 19046.

ATTORNEY: JOHN W. LAUFFER,

Noble Plaza, Suite 221,

801 Old York Road,

Jenkintown, PA 19046

**MASHINTONIO JR., JOHN HENRY also known as**

**JOHN H. MASHINTONIO, JR. and**

**JOHN MASHINTONIO, dec'd.**

Late of Upper Providence Township.

Administrator: JOHN JOSEPH MASHINTONIO,

129 Meadowview Lane,

Mont Clare, PA 19453.

ATTORNEY: GERALD E. RATH, III,

BLUMBERG & RATH,

25 E. Butler Avenue,

Ambler, PA 19002

**McCLAY, ANNA M., dec'd.**

Late of Borough of Bridgeport.

Executrix: AMY W. SOSNOV,

540 Swede Street,

Norristown, PA 19401.

ATTORNEY: AMY W. SOSNOV,

SOSNOV & SOSNOV,

540 Swede Street,

Norristown, PA 19401

**McKINLEY, ALTHEA, dec'd.**

Late of Borough of Lansdale.

Executor: WALTER M. CASSEL,

175 Forest Road,

Moorestown, NJ 08057.

ATTORNEY: C. WILLIAM WATTS,

445 Cedar Street,

P.O. Box 113,

Jenkintown, PA 19046

**MEISTER, GLORIA E. also known as****GLORIA MEISTER, dec'd.**

Late of Abington Township.  
 Executor: JOHN J. McANENEY,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**MIELKE, ANDREAS R. also known as****ANDREAS MIELKE, dec'd.**

Late of Upper Merion Township.  
 Administratrix: CHRISTINE EMBERY WALTZ,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046.  
 ATTORNEYS: EMBERY OUTTERSON & FUGES,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046

**NEWELL, HARRIET LOUISE also known as****HARRIET L. NEWELL and****HARRIET NEWELL, dec'd.**

Late of Lower Salford Township.  
 Executor: GREGORY C. NEWELL,  
 c/o William J. Thomas, Esquire,  
 93 West Devon Drive, Suite 102,  
 Exton, PA 19341.  
 ATTORNEY: WILLIAM J. THOMAS,  
 GIANNASCOLI & KENT, P.C.,  
 93 West Devon Drive, Suite 102,  
 Exton, PA 19341

**NOLL, DOROTHY A., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: DEBORAH A. FREISHEIM,  
 c/o R. Leonard Davis, III, Esquire,  
 Drake, Hileman & Davis,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901.  
 ATTORNEY: R. LEONARD DAVIS, III,  
 DRAKE, HILEMAN & DAVIS,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901

**PORRETTI, MARY T., dec'd.**

Late of Borough of Norristown.  
 Executor: EDWARD R. PORRETTI,  
 c/o Robert A. Saraceni, Jr., Esquire,  
 548 1/2 E. Main Street, Suite A,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT A. SARACENI, JR.,  
 548 1/2 E. Main Street, Suite A,  
 Norristown, PA 19401

**REID, KATHLEEN M. also known as****KATHLEEN REID, dec'd.**

Late of Borough of Bridgeport.  
 Executrix: DONNA M. FALCONE,  
 421 Prospect Avenue,  
 Bridgeport, PA 19405.  
 ATTORNEY: JOHN J. KILCOYNE,  
 KILCOYNE & KELM, LLC,  
 P.O. Box 528,  
 Worcester, PA 19490

**ROTH SR., MICHAEL STEPHEN also known as****MICHAEL ROTH, dec'd.**

Late of Abington Township.  
 Executrix: CARRIE ANN ROTH,  
 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

**SERVEY, JAMES NELSON, dec'd.**

Late of Springfield Township.  
 Executrix: ROBERTA A. SERVEY,  
 1317 Church Road,  
 Oreland, PA 19075.

**SIERZEGA, JOSEPH CARL, dec'd.**

Late of Borough of Lansdale.  
 Administratrices: IDA SIERZEGA,  
 739 Chestnut Street,  
 Royersford, PA 19468,  
 JOAN P. AMSTUTZ,  
 1214 Cavalier Lane,  
 West Chester, PA 19380.

**SIGNORELLI, CHARLES P., dec'd.**

Late of Borough of Lansdale.  
 Executor: MANUEL RODRIGUEZ,  
 c/o James L. Hollinger, Esquire,  
 60 E. Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404

**VOLLENDORF, CHARLOTTE also known as****CHARLOTTE H. VOLLENDORF, dec'd.**

Late of Whitpain Township.  
 Co-Executors: HENRY W. VOLLENDORF, JR. AND  
 ROGER S. HILLAS,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**WILE, MARY ALICE, dec'd.**

Late of Lower Salford Township.  
 Executor: UNIVEST BANK AND TRUST CO.,  
 14 N. Main Street,  
 P.O. Box 559,  
 Souderton, PA 18964.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**WILSON JR., JOSEPH R., dec'd.**

Late of Borough of Trappe.  
 Executrix: SUSAN L. WROBLEWSKI,  
 c/o King Laird, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: THOMAS C. RENTSCHLER,  
 KING LAIRD, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426

**YEAGER JR., THOMAS L., dec'd.**

Late of Upper Hanover Township.  
 Executrix: FRANCES R. YEAGER,  
 c/o Mullaney Law Offices,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024

**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*

**Bonnet Rouge** with its principal place of business at 205 Mill Street, Bridgeport, PA 19405.

The names of all persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on May 19, 2014.

**Maison de Partage** with its principal place of business at 205 Mill Street, Bridgeport, PA 19405.

The names of all persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on May 19, 2014.

**The Podell Group** with its principal place of business at 2 Bala Plaza, Suite 901, Bala Cynwyd, PA 19004.

The name the person owning or interested in said business is: Kenneth T. Podell.

The application was filed on or about May 2, 2014.

**Third Leaf Wines** with its principal place of business at 205 Mill Street, Bridgeport, PA 19405.

The names of all persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on May 19, 2014.

**Villari's Martial Arts Center of Ambler** with its principal place of business at 113 Poplar Street, Ambler, PA 19002.

The name of the entity owning or interested in said business is: Ambler Martial Arts Center LLC.

The application has been filed on May 7, 2014.

**Robert G. Moffett, Esquire**

415 W. Broad Street  
 Quakertown, PA 18951

**Wissahickon Valley Boys and Girls Club** with its principal place of business at 16 Susquehanna Avenue, Lansdale, PA 19446.

The name and address of the entity owning or interested in said business is: North Penn Valley Boys and Girls Club, Inc., 16 Susquehanna Avenue, Lansdale, PA 19446.

The application was filed on May 6, 2014.

**Robert F. Morris, Esquire**

**Morris, Clemm and Wilson, P.C.**

527 Plymouth Road, Suite 416

Plymouth Meeting, PA 19462

610-825-0500

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on May 13, 2014, with the Pennsylvania Department of State for **Ron Smith Craftsman Services, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**MISCELLANEOUS****LEGAL NOTICE**

NOTICE IS HEREBY GIVEN THAT the return of the Tax Claim Bureau for the sale of properties for delinquent taxes conducted on April 29, 2014 at 10:00 A.M. at the Montgomery County Court House, Norristown, Pennsylvania, was presented to the Court of Common Pleas of Montgomery County and confirmed nisi on May 23, 2014; filed in the Office of the Prothonotary to No. 2014-11474.

Objections or exceptions hereto may be filed by an owner or lien creditor within thirty (30) days from said date otherwise the return will be confirmed absolutely.

Northeast Revenue Service, LLC, agent for  
 Montgomery County Tax Claim Bureau

**NOTICE**

The annual tax returns of the SCIENCE RESEARCH FOUNDATION FOR THE NEW CHURCH for 2012 and 2013 are available during regular business hours by any person who so requests within 180 days after publication of the Notice of the availability of such return. Such annual returns can be obtained from:

The Science Research Foundation  
 40 E. Airy St., Norristown, PA 19404  
 610.275.0700

The Principal Manager is:

Steven King

Chairman of the Board

610.275.0700

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**TRUST NOTICES**
**First Publication****TRUST NOTICE**

**Revocable Trust of Irene H. Graf**, Settlor, now deceased, dated 11/14/2006, as amended, late of Upper Gwynedd Township, Montgomery County, Pennsylvania. The Successor Co-Trustees request that all persons having claims or demands against the Trust or the Settlor to make known the same, and all persons indebted to the Settlor to make payment without delay to:

**Co-Trustees:** Rober W. Graf and Gail G. Clewell  
c/o Fitzpatrick Lentz & Bubba, P.C.  
4001 Schoolhouse Lane  
P.O. Box 219  
Center Valley, PA 18034-0219

or to their attorneys at the above address.

**Third and Final Publication**

**CECELIA CAPLAN  
REVOCABLE LIVING TRUST,  
DATED 11/18/97, AS AMENDED**

**CECELIA CAPLAN, DECEASED  
Late of Lower Merion Twp.,  
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust, are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

**Trustee:** Robert Caplan  
c/o Jonathan H. Ellis, Esq.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Or to his Atty.: Jonathan H. Ellis  
Plotnick & Ellis, P.C.**  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

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**FLORENCE A. ATILIO  
IRREVOCABLE TRUST  
DATED APRIL 9, 2014**

**Florence A. Attilio, Deceased  
Late of Royersford Borough,  
Montgomery County, PA**

All persons having claims or demands against the Florence A. Attilio Irrevocable Trust dated April 9, 2014, are requested to make known the same, and all persons indebted to the said decedent are requested to make payment without delay to:

**Trustee:** Mary Jo Kerchner  
772 Walnut Street  
Royersford, PA 19468

**Or Trust Attorney: John A. Koury, Jr., Esquire  
O'Donnell, Weiss & Mattei, P.C.**  
41 East High Street  
Pottstown, PA 19464-5426

**TRUST NOTICE**

Notice is hereby given of the administration of the **Trust of Dorothy A. Bonanni, deceased**, late of Blue Bell, Montgomery County, PA. Trust dated 7/27/2000, having been granted to the undersigned; all persons indebted to the decedent to make immediate payment and those having claims will present them to:

Raymond J. Bonanni, **Trustee**  
c/o George M. Nikolaou, Esquire  
705 W. DeKalb Pike  
King of Prussia, PA 19406

**TRUST NOTICE**

Notice is hereby given of the administration of the **Trust of Vernon D. Lowrey**, deceased, late of Springfield Twp., Montgomery County, PA. Trust dated 4/4/2003, having been granted to the undersigned; all persons indebted to the decedent to make immediate payment and those having claims will present them to:

Katherine L. McCann, **Trustee**  
c/o Brett B. Weinstein, Esquire  
705 W. DeKalb Pike  
King of Prussia, PA 19406

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**VERNA A. MOYER TRUST  
Trust Under Agreement Dated 03/19/2004,  
As Amended 08/30/2013  
VERNA A. MOYER, DECEASED 03/06/14  
Late of Franconia Township,  
Montgomery County, PA**

All persons having claims or demands against said Trust or Verna A. Moyer, deceased, are requested to make known the same and all persons indebted to said trust or the decedent to make payment without delay to:

**Trustee:** First Niagara Bank, N.A.  
401 Plymouth Road, Suite 600  
Plymouth Meeting, PA 19462

**Trustee's Attorney: Charlotte A. Hunsberger, Esquire  
Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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**EXECUTIONS ISSUED**

**Week Ending May 27, 2014**

**The Defendant's Name Appears  
First in Capital Letters**

A C T S, INC.: CLEVENGER, LARRY -  
Ciena Capital Funding, LLC, et al.; 201104465;  
\$1,839,500.85.  
AFFLERBACH, JOHN: DAWN - Jp Morgan  
Chase Bank National Association, et al.; 201326970;  
\$79,054.36.  
AIKEN-BECKMAN, SUSAN: AIKEN, SUSAN:  
BECKMAN, STEPHEN - Citizens Bank Of  
Pennsylvania; 201404556.

- AIKEN-BECKMAN, SUSAN: AIKEN, SUSAN: BECKMAN, STEPHEN - Citizens Bank Of Pennsylvania; 201404557.
- ARACOR SEARCH & ABSTRACT SERVICES, INC.: ANGELO, ANTHONY: UNITED SAVINGS BANK, GRNSH. - Stewart Title Guaranty Company; 201126920; WRIT/EXEC.
- BACH, ELIZABETH - Onewest Bank Fsb, et al.; 201327717; \$270,961.22.
- BUNDY, CORARINE: UNION NATIONAL BANK, GRNSH. - Lvnv Funding, LLC; 200934404; \$2,520.36.
- CARON, CAROLYN: JONATHON - Lakeview Loan Servicing, LLC; 201407202.
- CHRISMAN, SHARON - Santander Bank Na; 201401190; \$63,673.93.
- COCIVERA, JOANNE: TD BANK, GRNSH. - Ford Motor Credit Company; 201008145; \$13,390.30.
- CORCORAN, LORI: PATRICK - Bank Of America Na, et al.; 201220933.
- DESTEFANO, LAWRENCE - Green Tree Servicing, LLC; 201407441.
- DOLAN, BRIAN: WITTEMANN, KAREN - Citimortgage, Inc.; 201405397.
- DOSZPOLY, JANE: MILLER, JANE - The Bank Of New York Mellon, et al.; 201203586; \$720,644.03.
- DUNCAN, CAROL - Nationstar Mortgage, LLC; 201401133; WRIT/EXEC.
- EDGERLY, DANIELLE: WILLIAMS, DANIELLE - Metro Public Adjustment, Inc.; 201404336; WRIT/EXEC.
- ESTATE OF MARY WOOD GROVES: GROVES, ROBERT - Firsttrust Bank; 201303055; ORDER IN REM /24,102.18.
- EXECUTIVE SERVICES: BURNS, TIMOTHY: PENN LIBERTY BANK, GRNSH. - American Express Bank Fsb; 201324941.
- FISCHER, CHRISTOPHER: PNC BANK, GRNSH. - Cach, LLC; 200809594; WRIT/EXEC.
- FOUR SEASONS BANQUET HALL: MORRIS CATERING, LLC: BANK OF AMERICA, GRNSH. - Digiacom, Rudolph; 201336993; WRIT/EXEC.
- GATEWAY PROJECT MANAGEMENT, LLC - Tri-Boro Construction Supplies, Inc.; 201411534; \$5,788.83.
- GRECO, JAMES: REBECCA: TD BANK, GRNSH. - Limerick Township; 201411120; \$3,341.86.
- GROVE, SCOTT: DUTKO-GROVE, KRISTEN: DUTKO GROVE, KRISTEN, ET AL. - Us Bank National Association Trustee; 201110740; \$270,876.06.
- JACKSON, TARYN: WELLS FARGO BANK, GRNSH. - Temple University; 201404339; WRIT/EXEC.
- JMG CONSTRUCTION CORPORATION: CONRAIL, GRNSH. - Chester County Site Contractors, et al.; 201310548; ORDER/29,283.85.
- K & K MECHANICAL, INC. - Point Service Centers, Inc.; 201129202; \$7,456.54.
- KAVANAUGH, THOMAS: BANK OF AMERICA, GRNSH. - Erie Insurance Exchange, et al.; 201404139; WRIT/EXEC.
- KAYE, SAMUEL: BNY MELLON NA, GRNSH. - Whitpain Farm Homeowners Association; 201408940; \$4,552.50.
- KEHOE, BETSY: MARK - Point Service Centers, Inc.; 201135275; \$3,434.02.
- KING, JANET: UNIVEST NATIONAL BANK AND TRUST COMPANY, GRNSH. - Spring Mount Summit Condominium Association; 201403573; WRIT/EXEC.
- KOCH, MELISSA - Drexel University; 201404327; WRIT/EXEC.
- KRAMER, EARLE: LINDA - Wells Fargo Bank Na, et al.; 201401559; \$107,825.68.
- KULP, AMELIA: DIAMOND CREDIT UNION, GRNSH. - Temple University; 201404342; WRIT/EXEC.
- KWAKO, FRANK - Drexel University; 201404330; WRIT/EXEC.
- LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium; 201408326; \$5,367.75.
- LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium; 201408363; \$7,763.75.
- LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium; 201408387; \$4,261.75.
- LATTANZE, DAVID: JENNIFER - Nationstar Mortgage, LLC; 201403586.
- MANUS, MICHELLE - Scott Communications, Inc.; 201329311; WRIT/EXEC.
- MCCOLE, DAVID - Citimortgage, Inc.; 201403348.
- NAIBERG, STUART: STEFFANIE - Wells Fargo Bank Na, et al.; 201205640; \$841,942.11.
- NEBEL, PRISCILLA: HARLEYSVILLE SAVINGS BANK, GRNSH. - Lvnv Funding, LLC; 200823525; \$6,100.09.
- NEMCICK, MICHAEL: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201405865; \$1,285.91.
- NOLEN, DENISE: FIRST NIAGARA BANK, GRNSH. - Discover Bank; 201219983; \$3,878.02.
- NOWAKOWSKI, ROBERT - Drexel University; 201404361; WRIT/EXEC.
- PARK, SAMUEL - Federal National Mortgage Association; 201326939; \$276,066.75.
- PARSONS, LYNN: TD BANK, GRNSH. - Lvnv Funding, LLC; 201013442; WRIT/EX.
- PEARCE, GARY: LAURA: THE UNITED STATES OF AMERICA - Nationstar Mortgage, LLC; 201402837.
- RAHMAN, GHAZALA - University Of Pennsylvania; 201405722; WRIT/EXEC.
- REDDICK, BRITTANI: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC; 201407866; \$1,931.33.
- ROSS, ENRICO - Bank Of America National Association, et al.; 200931355; \$229,790.39.
- SANCHEZ, ROLAND: WALDA - Citimortgage, Inc.; 201404605.
- SKYHAWK MANAGEMENT COMPANY, INC.: PNC BANK, GRNSH. - Comdata Network, Inc.; 201330707; WRIT/EXEC.
- TUZMAN, MATTHEW: WELLS FARGO BANK NA, GRNSH. - St Josephs University; 201405728; WRIT/EXEC.
- WELSH, IAN: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201407322; \$6,097.62.
- WISNIEWSKI, MARYA - Green Tree Servicing, LLC; 201407217.
- WOODS, JESSE: BANK OF AMERICA, GRNSH. - Lvnv Funding, LLC; 200812528; \$2,493.80.
- WYNN, JOSEPH - Metro Public Adjustment, Inc.; 201209141; WRIT/EXEC.
- ZIEGLER, JOHN - Citimortgage, Inc.; 201219405; \$163,729.18.

## JUDGMENTS AND LIENS ENTERED

**Week Ending May 27, 2014**

### The Defendant's Name Appears First in Capital Letters

ALEXAKI, SCOTT - Cavalry Spvi Llc; 201410834; Judgment fr. District Justice; \$4647.86.  
ALITALIA CARGO - Savani, Bhaskar; 201410964; Judgment fr. District Justice; \$1554.25.  
AUKAMP, RONALD - Pottstown Memorial Medical; 201410807; Judgment fr. District Justice; \$2,059.00.  
BAKER, REID - Turetsky Rule And Mclellan Pc; 201410830; Judgment fr. District Justice; \$12,159.50.  
BLAUSER, LISA - Pottstown Memorial Medical; 201411073; Judgment fr. District Justice; \$WRIT/EXEC.  
BRADLEY, PATRICK - Cavalry Spv I Llc; 201410827; Judgment fr. District Justice; \$11,100.62.  
BRINKLEY, GREGORY - Trappe Fire Company #1; 201410677; Judgment fr. District Justice; \$1773.46.  
BYRNE, DANIELLE - Midland Funding Llc; 201410852; Judgment fr. District Justice; \$1388.54.  
C&D ENERGY STORAGE LLC - C&D Technologies Inc Pension Plan; 201411122; Lien; \$1068857.00.  
C&D INTERNATIONAL INVESTMENT HOLDINGS INC - C&D Technologies Inc Pension Plan; 201411121; Lien; \$1068857.00.  
CARBO, ANTHONY - Omni Investigations Inc; 201410835; Certification of Judgment; \$6515.62.  
CHOUDRY, HARIS - Hop Energy Llc; 201410771; Judgment fr. District Justice; \$1505.03.  
CICUTTI, JOSEPH - Midland Funding; 201410866; Judgment fr. District Justice; \$4582.18.  
COLON, MANUEL - Trappe Fire Company #1; 201410678; Judgment fr. District Justice; \$1823.18.  
DARDEN, DOLORES - Regina Nursing Center; 201411114; Judgment fr. District Justice; \$6,717.26.  
DICKISON, SHARON - Turetsky Rule And Mclellan; 201410829; Judgment fr. District Justice; \$1,419.88.  
HINTON, JANET - Phoenixville Hospital; 201411068; Judgment fr. District Justice; \$WRIT/EXEC.  
HITTINGER, KIRK - Johnson Rothman, Sara; 201410408; Certification of Judgment; \$7621.25.  
JOHNSON, ALBERT - Cavalry Spvi Llc; 201410819; Judgment fr. District Justice; \$3797.04.  
LITTLE, DELMARIE - Capital One Bank Usa Na; 201410736; Judgment fr. District Justice; \$2,328.64.  
MANNING, LOUISE - Midland Funding Llc; 201410789; Judgment fr. District Justice; \$7932.97.  
MANNING, LOUISE - Midland Funding Llc; 201410995; Judgment fr. District Justice; \$4920.20.  
MCCAIN, TYNNETTA - Midland Funding Llc; 201410869; Judgment fr. District Justice; \$2526.76.  
MERCER-JENERETTE, N. - Midland Funding Llc; 201410856; Judgment fr. District Justice; \$1409.92.  
OHARA, EUGENE - Td Bank Na; 201411219; Complaint In Confession of Judgment Mone; \$633,540.11/POSSESSION.  
ONDERCIN, COURTNEY - Oberdorf, Debra; 201410780; Judgment fr. District Justice; \$5205.80.  
PATEL, YAYATI - Eastern Diversified Services Inc; 201410779; Mechanics Lien Claim; \$41,751.39.  
REYNOLDS, KEITH - Capital One Bank Nac; 201410744; Judgment fr. District Justice; \$1,758.25.

SINGLETERY, NESBIT - Midland Funding Llc; 201410842; Judgment fr. District Justice; \$4874.97.  
SIPE, ELWOOD - Lvnv Funding Llc; 201410885; Judgment fr. District Justice; \$4062.09.  
STRICKLER, CHONG - Midland Funding Llc; 201410874; Judgment fr. District Justice; \$5456.90.  
TOPIENIAK, DAVID - TITAN CLEANING - Pnc Bank National Association; 201410708; Certification of Judgment; \$42,100.00.  
UNDERWOOD, BRENNON - Cjs Llc; 201410705; Judgment fr. District Justice; \$1226.33.  
WALKER, ALEATRIS - Drexel University; 201410552; Certification of Judgment; \$7313.23.  
WASHINGTON, GREGORY - Educap Inc; 201410720; Judgment fr. District Justice; \$11,174.59.  
WASHINGTON, RUSSELL - Capital One Bank Usa Na; 201410733; Judgment fr. District Justice; \$2,583.57.  
YOON, YONG - Pileggi, Joseph; 201410410; Certification of Judgment; \$66033.60.  
YOON, YONG: HEON, HO-JUNG - Pileggi, Joseph; 201410409; Certification of Judgment; \$67644.00.

### ABINGTON TWP. -

#### entered municipal claims against:

Fontaine, Yvette; 201410910; \$784.63.  
Grimaldi, Louis: Francesca; 201411012; \$1001.63.  
Grossman, Marc: Ellen; 201410685; \$807.83.  
McDonald, Robert: Anderson, Margaret; 201411013; \$1012.63.  
Oulds, Viola: Cornish, Jacobus: Jeryne, Et.AL; 201410944; \$1,790.90.

### BERKS AND MONTGOMERY COUNTIES MUNICIPAL AUTH. -

#### entered municipal claims against:

Gobind Realty Llc; 201411251; \$2397.70.

### BOYERTOWN AREA SCHOOL DIST. -

#### entered municipal claims against:

Hill, Jennifer; 201411260; \$5,211.23.

### CHELtenham TWP. -

#### entered municipal claims against:

1330 Willow Ave Associates Llc; 201410927; \$3390.63.  
Askow, Irving: Mendelsohn, Scott: Rosenwald, Glen; 201410924; \$863.63.  
Bank Of New York; 201410871; \$314.96.  
Barksdale, Jerome: Anna; 201410970; \$1,966.63.  
Bins, John: Samuel, John; 201410836; \$435.32.  
Brown, Levar: Tamika; 201410877; \$300.97.  
Cepeda, Ebony: Federal National Mortgage Assoc; 201410837; \$156.20.  
Coleman, Marcellus; 201410838; \$235.53.  
Crew-Hartman, Barbara; 201410974; \$1,426.63.  
Depolo, Michael: Karen; 201410841; \$390.73.  
Deutsch Bank National Trust; 201410843; \$257.70.  
Dibui, Diana: Weimer, Diana; 201410421; \$457.00.  
Dickson, Lucious: Clinckscales, Melinda; 201410960; \$1,472.63.  
Estate Of David Cutler: Gayl, Jonathan; 201410980; \$1,408.63.  
Eynon, Shane: Jennifer; 201410844; \$212.56.  
Goss, Peter: Will Of Anna Goss; 201410966; \$4,373.63.  
Green, Steve; 201410846; \$156.20.  
Green, Steve; 201410847; \$156.20.  
Heidrick, John: Estate Of Margaret M Bender; 201410973; \$1,245.63.

Jackson, John: Annie; 201410848; \$415.62.  
 Jc Melrose Country Club; 201410851; \$196.80.  
 Kenney, Richard; 201410854; \$418.27.  
 Kenney, Richard; 201410855; \$270.53.  
 Magill, Walter; 201410876; \$1,919.63.  
 Moore, John; 201410982; \$3,050.63.  
 Raff, Vera; 201410860; \$257.70.  
 Raff, Vera; 201410861; \$257.70.  
 Rosenwald, Glen; 201410857; \$237.40.  
 Sbar, Marshall: Suzanne; 201410867; \$426.77.  
 Sbar, Suzanne: Marshall; 201410868; \$257.70.  
 Shim, Byung: Ki; 201410984; \$2,620.63.  
 Wright, Richard: Brenda; 201410873; \$435.32.

**CHELTENHAM TWP. SCHOOL DIST. -  
 entered municipal claims against:**

508 Township Line Associates Lp; 201411011; \$90376.63.  
 Crew-Hartman, Barbara; 201410955; \$6,008.63.  
 Dickson, Licious: Clinckscapes, Melinda; 201410949;  
 \$6,285.63.  
 Goss, Peter: Will Of Anna Goss; 201410900;  
 \$23,465.63.  
 Hayes, Harry: Ivory Bethune Ryan Hayes And  
 Devon Hayes Trust; 201410197; \$738.63.  
 Heidrick, John: Estate Of Margaret M Bender; 201410953;  
 \$4,521.63.  
 Magill, Walter; 201410890; \$10,601.63.  
 Mazzetti, Rafael; 201410958; \$3,007.47.  
 Messam, Bellsy: Estate Of Sylvia Smith; 201410951;  
 \$3,984.63.

**JENKINTOWN BORO. -  
 entered municipal claims against:**

Alonso, Richard: Dawn; 201411103; \$192.75.  
 Anderson, John: Shane, Laura; 201411148; \$226.50.  
 Bachman, John: Dara; 201411136; \$212.75.  
 Bense, Paula; 201411097; \$110.25.  
 Bray, Joshua: Billet, Erin; 201411130; \$192.75.  
 Campbell, Nancy; 201411111; \$149.50.  
 Cantwell, Scott: Aimee; 201411101; \$115.25.  
 Coffin, Dean: Stephanie; 201411137; \$226.50.  
 Coggin, Gary: Lynn; 201411100; \$226.50.  
 Combs, Thelma; 201411140; \$216.50.  
 Connaghan, Sean: Logan, Michelle; 201411110; \$226.50.  
 Connolly, Joseph: Kathalina; 201411147; \$226.50.  
 Dipiero, Michael; 201411095; \$149.00.  
 Entwisle, Anthony: Jennifer; 201411141; \$110.25.  
 Ferruzzi, Joseph: Joyce; 201411102; \$226.50.  
 Good, Robert: Barbara; 201411104; \$226.50.  
 Griffin, Caroline; 201411153; \$226.50.  
 Hawkins, Geraldine; 201411096; \$226.50.  
 Hoag, Jonathan: Mary; 201411145; \$586.50.  
 Hollinshead, Robert: Janice; 201411133; \$226.50.  
 Horn, Diane; 201411105; \$226.50.  
 Immacula, Michel; 201411132; \$149.00.  
 Jacoby, Laura; 201411094; \$326.50.  
 Jones, Leonard; 201411142; \$226.50.  
 Kabic, Andja; 201411152; \$536.50.  
 Lane, Ronald; 201411139; \$226.50.  
 Maddox, Douglas: Conti, Thomas; 201411129; \$381.50.  
 Maneely, Daniel; 201411143; \$226.50.  
 Maneely, Daniel; 201411150; \$226.50.  
 Maneely, Daniel: Ferrell, Laura; 201411151; \$226.50.  
 Mangan, Charles; 201411108; \$386.50.  
 McGarry, Declan: Dianna; 201411109; \$192.75.  
 Mcmillian, Gregory; 201411092; \$192.75.

Mcsherry, John; 201411138; \$226.50.  
 Moore, Ryan; 201411135; \$223.05.  
 Newkumet, Terrance: Lerario, Deborah; 201411134;  
 \$181.75.  
 Obrien, David: Obrian, Megan; 201411098; \$231.50.  
 Ohara, Richard; 201411149; \$187.75.  
 Pellathy, Gregory: Kelly; 201411146; \$304.00.  
 Rae, Donald; 201411099; \$105.25.  
 Santee, Raymond: Maryrose; 201411107; \$226.50.  
 Schmitt, Richard; 201411131; \$187.75.  
 Scolnick, Robert; 201411093; \$144.00.  
 Totaro, Robert: Judith; 201411106; \$110.25.  
 West, Edward: Patricia; 201411144; \$226.50.

**LANSDALE BORO. -  
 entered municipal claims against:**

Bank Of New York Mellon; 201410522; \$222.87.

**LOWER MORELAND TWP. SCHOOL DIST. -  
 entered municipal claims against:**

Anderson, Carl: Harriet; 201410880; \$12,480.54.  
 Anne C Keyser Trust Agreement; 201410954; \$1983.93.  
 Compton, Matthew: Constance; 201410952; \$714.55.  
 Jhang, Myoung; 201410950; \$9050.19.  
 Kirsch, James: Barbara; 201410948; \$5235.22.  
 Leonova, Olga; 201410912; \$11,229.67.  
 Rybicki, Joseph: Anne; 201410947; \$8346.79.  
 Weber, Richard: Marilynn; 201410933; \$536.68.  
 Weizer, Marvin: Harriet; 201410929; \$8,648.25.

**LOWER POTTS GROVE TWP. AUTH. -  
 entered municipal claims against:**

Ellis, Robert: Tracey; 201410878; \$1090.96.  
 Mccray, Charice; 201410707; \$896.98.  
 Murphy, Joseph; 201410875; \$1090.96.  
 Rossi, John: Denise; 201410773; \$1090.96.  
 Slebonick, Paul; 201410768; \$1090.96.  
 Walker, Guy: Jean: Rita; 201410886; \$1018.60.  
 Weber, Robert: Debra; 201411264; \$932.08.

**NORRISTOWN MUNICIPALITY -  
 entered municipal claims against:**

Sarver, William; 201411261; \$599.63.

**PENNA. DEPT. OF REV. -  
 entered claims against:**

Acuff, Robert; 201461552; \$6180.23.  
 Alekna, Karen: James; 201461569; \$1631.54.  
 Allen, Charrisse; 201461573; \$860.85.  
 Bancroft, Edward; 201461594; \$2141.94.  
 Bhuyan, Bira: Hansa; 201461547; \$4750.59.  
 Boyd, Bernard; 201461554; \$2143.85.  
 Boyle, Anne; 201461577; \$1312.56.  
 Burns, Guenther; 201461541; \$3084.51.  
 Card Data Services Inc; 201461538; \$2,041.23.  
 Cavallo, Mark: Cynthia; 201461544; \$3509.79.  
 Cissone, Phyllis: Peter; 201461565; \$2511.46.  
 Cohen, Michael; 201461533; \$1800.60.  
 Collins, Harry; 201461560; \$990.71.  
 Crosby, Christopher: Donna; 201461568; \$1323.85.  
 Cueto, Deborah; 201461563; \$866.53.  
 Dowzicky, Josh; 201461561; \$914.50.  
 Ermalinski, Michael; 201461580; \$1448.03.  
 Finn, Peter; 201461591; \$6695.39.  
 Firestone, David: Katherine; 201461534; \$819.99.  
 Gimaro, Christopher; 201461556; \$10536.88.

Haycock, Christine; 201461550; \$2729.31.  
 Jorden, Desiree; 201461575; \$1301.66.  
 Kilstein, Martin; 201461590; \$18475.61.  
 Larry, Verlitta; 201461566; \$891.93.  
 Latif, Mohammad; Ali, Elizabeth; 201461545; \$1639.01.  
 Lawn, Lauren; 201461564; \$1223.64.  
 Leblanc, Judith; 201461543; \$3058.68.  
 Lee, Hannah; 201461559; \$832.61.  
 Lewandowski, Joseph; 201461548; \$2611.87.  
 Locker Room Storage Inc; 201461539; \$139,517.62.  
 Madora, Cheryl; 201461570; \$935.66.  
 Marass, Kevin; 201461549; \$6037.37.  
 Marrone, Joseph; 201461583; \$4101.27.  
 Morris, Rebecca; 201461558; \$1562.36.  
 Odonnell, Meghan; 201461581; \$1673.92.  
 Quigg, Nathan; 201461540; \$1102.20.  
 Reilly, Lawrence; 201461585; \$4,740.32.  
 Reno, David; 201461551; \$3551.67.  
 Riley, Crystal; Cannon, Christopher; 201461576; \$3841.98.  
 Ristaino, Eugene; 201461589; \$5672.66.  
 Rosenthal, Chad; Roseys Bbq Ltd; 201461586; \$3816.52.  
 Roseys Bbq Ltd; Rosenthal, Chad; 201461587; \$37833.61.  
 Ruiz, Wilfredo; 201461592; \$473.63.  
 Ruth, Darren; Adrienne; 201461542; \$1851.33.  
 Savino, Louis; 201461535; \$11568.58.  
 Scanlan, Rosemarie; 201461553; \$2274.52.  
 Schofield, William; 201461532; \$1448.43.  
 Schwartz, Howard; 201461582; \$2093.25.  
 Silvers, Howard; 201461537; \$16621.73.  
 Snyder, Robert; 201461588; \$11198.53.  
 Tiger, John; 201461557; \$1723.70.  
 Vaughn, Steven; 201461571; \$2074.75.  
 Vincent Agostinelli Paiting Inc; 201461593; \$443.04.  
 Wells, Thomas; 201461579; \$952.60.  
 Wells, Thomas; Lina; 201461546; \$802.56.  
 Wetter Landscaping Inc; 201461584; \$8,087.68.  
 Whalen, Ian; 201461572; \$1501.67.  
 Whitney, Craig; 201461562; \$1378.90.  
 Yothers, Clyde; Joan; 201461574; \$2381.07.  
 Yurick, Jon; Dena; 201461578; \$1473.46.

**PENNA. UNEMP. COMP. FUND -  
 entered claims against:**

Boyd, Alonzo; 201461517; \$633.27.  
 Brokers Settlement Service; Magyar Holdings Inc; 201461526; \$2724.90.  
 Chris And Jay Enterprises; 201461524; \$1,695.56.  
 D Ambrosio Auto Repairs Inc; 201461519; \$8,700.90.  
 Dr Marion Passannante Pc; 201461528; \$2100.78.  
 Ecoroman Inc; 201461523; \$614.74.  
 Insigniam Performance Llc; 201461525; \$21,015.26.  
 Integrated Consulting Group Of Ny Llc; Impact Staffing; 201461522; \$155,048.46.  
 Kreger Agency; Nationwide Insurance; 201461529; \$2036.52.  
 Medical Supply Cabinet Inc; 201461531; \$1200.42.  
 Nguyen, Hanh; Jpn Manufacturing; 201461520; \$962.19.  
 Richard Miller Cpa Pc; 201461527; \$927.95.  
 Royersford Outreach Inc; 201461521; \$3,512.57.  
 Valley Forge Inspection Service Inc; 201461518; \$2,515.84.  
 Wheels To Go Inc; 201461530; \$2527.97.

**PERKIOMEN VALLEY SCHOOL DIST. -  
 entered municipal claims against:**

129 First Avenue Lp; 201411063; \$1,195.95.  
 Baker, Rosalind; Willans, George; 201410921; \$2576.71.  
 Cerino, Ronald; Theresa; 201411067; \$3,500.30.  
 Collegeville Convenience Lp; 201410879; \$21,621.65.  
 Didomenico, Louis; Chris; 201411069; \$831.61.  
 Disanto Partners Lp; 201410911; \$5092.46.  
 Flaharty, James; Sandra; 201410909; \$4013.05.  
 Forrest, Kimberly; 201411071; \$5,633.48.  
 Fusco, Rocco; Mary; 201410920; \$4598.86.  
 Green, Barry; 201411050; \$663.17.  
 Jannace, Peter; Susan; 201411051; \$4,314.50.  
 Mcelhone, Marie; 201411055; \$632.25.  
 Mcguigan, Thomas; 201411057; \$4,854.50.  
 Morgan, David; 201411060; \$6,555.36.  
 Partner, James; Joyce; 201410998; \$9973.29.  
 Perkiomen Bridge Hotel Ltd; 201410887; \$4112.84.  
 Ptaszkowski, Henry; Debra; 201411007; \$6466.49.  
 Sims, Randall; Michelle; 201411000; \$6682.09.  
 Staton, Roy; Anna; 201411001; \$5302.72.  
 Stenger, A.; 201411005; \$2126.08.  
 Sweet Pea Properties Llc; Disanto, Philomena; 201410936; \$2844.82.  
 Turnersville Estates Of Lower Frederick Llc; 201411066; \$7,440.12.

**POTTSGROVE SCHOOL DIST. -  
 entered municipal claims against:**

Austerberry, Christopher; Joan; 201410864; \$8173.19.  
 Baker, Betty; 201410688; \$6,562.73.  
 Baker, Mary; 201410684; \$2,263.09.  
 Baldwin, Christine; 201410713; \$6,802.52.  
 Bodge, William; Tina; 201410682; \$5,402.02.  
 Brensinger, Bruce; Karen; 201410679; \$6,038.28.  
 Foose, Robin; 201410862; \$1203.39.  
 Goodman, D.; 201410745; \$3,565.34.  
 Gottshall, Carl; 201410742; \$5,911.36.  
 Greenview Estates Inc; 201410926; \$1667.24.  
 Greenview Estates Inc; 201410963; \$1,703.81.  
 Greenview Estates Inc; 201410999; \$1691.90.  
 Henderson, James; Lucille; 201410734; \$678.33.  
 Henderson, James; Lucille; 201410740; \$678.33.  
 Kohler, Karl; Estate Of Clarence J Kohler; 201410731; \$318.93.  
 Kuterbach, Louis; Stella; 201410858; \$3023.92.  
 Leck, Michael; Geri; 201410729; \$3,552.18.  
 Patten, Robert; 201410853; \$3011.36.  
 Renovations By Design; 201411008; \$1430.00.  
 Renovations By Design Inc; 201410839; \$5713.03.  
 Rgm Development Corp; 201410845; \$834.79.  
 Ridgewood Inc; 201410850; \$1673.62.  
 Shambaugh, Eric; 201410849; \$1472.52.  
 Shambaugh, Eric; Gertrude; 201410889; \$1472.52.  
 Tedor, Kathleen; 201410727; \$3,510.30.  
 Webster, George; Marie; 201410694; \$3,068.77.  
 Yorgey, John; Pearl; 201410692; \$834.79.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Aguiar, Jason; 201411239; \$633.24.  
 Bailey, Thomas; Estate Of James E Bailey; 201410919; \$610.11.  
 Bates, Christopher; 201410690; \$585.35.  
 Bonacquisti, Vincent; 201411296; \$280.11.  
 Capps, Mark; Watson, Shawn; 201410870; \$661.36.

Capps, Mark; Watson, Shawn; 201410865; \$650.94.  
 Care, Doris; 201410942; \$609.79.  
 Christie, Joseph; Kathleen; 201410932; \$640.50.  
 Diamond Credit Union; 201409711; \$660.11.  
 Dunn, Albert; 201411234; \$621.05.  
 Fields, Marshall; 201411306; \$506.10.  
 Fota, Patrick; 201411271; \$303.76.  
 Hajj, Iskandar; Elliott; 201410774; \$772.08.  
 Harper, Robert; 201410940; \$659.79.  
 Hoehne, Adam; 201411253; \$760.86.  
 Holland, Bethany; 201410941; \$705.63.  
 Jbgs Partnership; 201410935; \$1,286.19.  
 Leflar, Jeffrey; Reginia; 201410709; \$659.79.  
 Longeway, Christopher; Rhame, Samuel; 201411279; \$378.00.  
 Martenson, Erik; Mandy; 201410937; \$659.79.  
 Martinez, Anthony; Misty; 201410714; \$701.29.  
 McCloy, Patricia; 201411236; \$713.44.  
 Oconnell, Eleanor; 201411232; \$591.53.  
 Parker, Deborah; 201411256; \$659.79.  
 Reese, Ryan; 201411218; \$610.11.  
 Royer, Michelle; Herrigel, Michelle; 201410695; \$666.05.  
 Ruyak, Christopher; Jaclyn; 201411258; \$500.11.  
 Seelam, Ramesh; 201410943; \$690.52.  
 Tobinus, John; 201410928; \$1,052.78.  
 Torres, Joshua; Christina; 201411247; \$591.56.  
 Travis, Kathleen; 201410957; \$610.11.  
 Walton, Dale; Unknown Heirs Of Russell Walton;  
 Walton, David; 201410859; \$709.03.  
 Wayock, Barbara; 201411315; \$330.11.  
 Wilmot, Kevin; Cao, Ping; 201410934; \$1,431.33.  
 Wilson, Johnny; 201411242; \$547.61.

#### **POTTSTOWN BORO. -**

##### **entered municipal claims against:**

Kalamon, Harry; Sylvia; 201411313; \$340.00.  
 Small, Winston; 201410883; \$632.50.  
 Storb, John; Susan; 201411190; \$50000.00.

#### **POTTSTOWN SCHOOL DIST. -**

##### **entered municipal claims against:**

Aad Properties Llc; 201410665; \$566.99.  
 Aad Properties Llc; 201410686; \$566.99.  
 Aad Properties Llc; 201410681; \$566.99.  
 Anderson, Christopher; 201409137; SSCI/FI 2240.37.  
 Clifford, Gary; 201410725; \$2,779.57.  
 Doran, Marsha; 201411009; \$2019.17.  
 Ead Properties Llc; 201410687; \$4059.36.  
 Gonzalez, Heriberto; Carmen; 201410985; \$3,294.42.  
 Soler, Tara; John; 201410978; \$4,348.32.  
 Weber, Kenneth; 201410961; \$2,865.10.  
 Wilkinson, James; Bringhurst Estate;  
 Bringhurst Estate, Et.Al.; 201410872; \$21,431.90.

#### **SOUDERTON AREA SCHOOL DIST. -**

##### **entered municipal claims against:**

Eister, Michael; Patricia; 201411268; \$3,452.96.  
 Elwell, Herbert; Wanda; 201410333; \$4274.23.  
 Elwell, Herbert; Wanda; 201410445; \$2297.22.  
 Hanrahan, Joseph; Lynn; 201410884; \$603.16.  
 Hanrahan, Joseph; Lynn; 201410888; \$605.12.  
 Kozlowski, Linda; Estate Of Dennis R Kozlowski;  
 201410591; \$4480.15.  
 Minnucci, Carrie; Carhart, Rosemarie; Unknown  
 Heirs Of Carrie Minnucci; 201410722; \$5,252.93.  
 Odonnell, Thomas; 201411010; \$4273.73.  
 Putera, Nora; 201410882; \$1,991.65.  
 Wireman, Larry; Colleen; 201410716; \$4,351.55.  
 Yoder, Walton; Amanda; 201410710; \$326.65.

#### **UNITED STATES INTERNAL REV. - entered claims against:**

Adams, Donald; Holly; 201470380; \$57,566.50.  
 Bacco L L C; Cipullo, Frank; 201470384; \$8,022.15.  
 Bacco Llc; Cipullo, Frank; 201470394; \$14861.37.  
 Crawford, Legrand; 201470379; \$3,707.85.  
 Custom Cleaning And Maintenance Services Inc;  
 201470389; \$871.98.  
 Dailey, Patrick; Philadelphia Osaka Trading Company Llc;  
 201470396; \$28898.55.  
 Dijiosia Bros Inc; 201470386; \$16266.33.  
 E Pay Commerce Llc; Robison, Theresa; 201470398;  
 \$17545.53.  
 Gwyndale Automotive Inc; 201470390; \$40511.59.  
 Jones, Robert; 201470381; \$60,659.17.  
 Koenig Equipment Corporation; 201470399; \$1129.82.  
 Landau, Elias; 201470376; \$41,679.85.  
 Meadows, Donald; 201470392; \$66674.65.  
 Mishchenko, Michail; Lukina, Natalia; 201470383;  
 \$4,013.47.  
 Muhamad, Abdul-Hamiyd; 201470378; \$5,472.94.  
 Philadelphia Osaka Trading Company Llc;  
 Dailey, Patrick; 201470395; \$39,478.49.  
 Pleasant Valley Audio Inc; 201470397; \$1880.72.  
 Reyes, Ines; 201470382; \$4,552.70.  
 Select Therapy Inc; 201470391; \$7524.20.  
 T K Restaurant Inc; 201470393; \$5237.15.  
 Tillman, Walter; Brynne; 201470377; \$61,481.58.  
 Viking Pastries Lp; Oden Inc; Viking Pastries; 201470387;  
 \$74711.54.  
 Viking Pastries Lp; Oden Inc; Viking Pastries Lp;  
 201470388; \$39704.86.

#### **UPPER DUBLIN SCHOOL DIST. - entered municipal claims against:**

Brunner, Eric; Gina; 201410979; \$6,196.34.  
 Fontana, Lucio; 201410981; \$5,139.39.  
 Masterson, Edward; Frances; 201410764; \$5634.64.  
 Mcgill, Christine; 201410983; \$3,314.01.

#### **UPPER MORELAND TWP/HATBORO BORO. JOINT SEWER AUTH. -**

##### **entered municipal claims against:**

Ernest, David; Boucher, Wendy; 201410667; \$436.05.  
 Jagger, Charles; Cheryl; 201410668; \$380.42.  
 Jones, Dean; Deborah; 201410669; \$834.10.  
 Knapp, David; Maureen; 201410670; \$689.60.  
 Mallon, Ronald; 201410765; \$1902.97.  
 Williams, James; Ann; 201410671; \$242.40.

#### **UPPER PERKIOMEN SCHOOL DIST. - entered municipal claims against:**

Cohen, Hilliard; 201410702; \$3,582.66.  
 Ewing, Colin; Sherry; Kerron, Wilson; 201410704;  
 \$4,119.23.  
 Volk, Betty; 201410696; \$669.89.

#### **UPPER POTTSBORO TWP. - entered municipal claims against:**

Antonio, Johanna; Chadwick; 201410767; \$1001.63.

#### **UPPER PROVIDENCE TWP. - entered municipal claims against:**

Kaplan, Teresa; Lance; 201410824; \$362.27.  
 Sullivan, Cornelius; Cecelia; 201410823; \$364.75.  
 Wise, Charles; Bonnie; 201410825; \$315.25.

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**LETTERS OF ADMINISTRATION**
**Granted Week Ending May 27, 2014****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BLACK, CURTIS E. - Upper Salford Township;  
Black, Jenna, 613 Summit Avenue  
Shillington, PA 19067; Black, Sean,  
1424 Highland Avenue Fort Washington, PA 19034.  
BOUTCHER, DEBORAH L. - Upper Gwynedd Township;  
Oconnell, Daniel H., 427 S. Main Street  
North Wales, PA 19454.  
CARLSON, SANDRA D. - Hatboro Borough;  
Sauers, Kristin R., 1111 Church Street  
North Wales, PA 19454.  
CONNOR, TIMOTHY J. - Abington Township;  
Connor, Francis J., 237 Belmont Avenue  
Ambler, PA 19002.  
CUCE, PAOLO - Abington Township; Cuce, Thomas,  
1648 Dreshertown Road Dresher, PA 19025.  
MASHINTONIO, JOHN H., JR. -  
Upper Providence Township; Mashintonio, John J.,  
129 Meadowview Lane Mont Clare, PA 19453.  
MURTA, IAN M. - Royersford Borough; Murta, John P.,  
3656 Fawnrun Drive Cincinnati, OH 45241.  
PHIFER, JEFFREY T. - Upper Gwynedd Township;  
Phifer, Taylor L., 1830 Spera Lane  
Norristown, PA 19403.  
PORTER, WILLIAM S. - Lower Salford Township;  
Rush, Daniel A., 144 Bridle Path Lane  
Coatesville, PA 19320.  
SCHOLL, RICHARD K. - Upper Gwynedd Township;  
Scholl, Mary V., 202 Anthem Way  
Chalfont, PA 18914.  
SMITH, MELVIN - Lower Merion Township;  
Levin, Steven M., 2 Hawk Lane Marlton, NJ 08053.  
STEIN, MINNIE - Abington Township; Schoen, Ruth A.,  
1620 Spring Avenue Jenkintown, PA 19046.

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**SUITS BROUGHT**
**Week Ending May 27, 2014****The Defendant's Name Appears  
First in Capital Letters**

ABINGTON MEMORIAL HOSPITAL;  
ABINGTON HEALTH - Bretzel, Kathleen;  
201410994; Civil Action; Rosenbaum, David A.  
ABRAMS, THELMA - Mittl, Laura; 201410711;  
Civil Action; Petersen, Vincent E.  
ADHIKARI, BABITA - Pakhrin, Rabin; 201410756;  
Complaint Divorce; Johnson, W. Frank, Jr.  
ALLEN, JARIUS - Ziemba, Tori; 201410810;  
Complaint Divorce; Zabowski, Diane M.  
ANDERSON, KHALIEF - Granger, Dawn;  
201410228; Complaint for Custody/Visitation.  
ASSET ACCEPTANCE LLC - Beverly, Deseree;  
201410662; Civil Action; Piontek, Vicki.  
AVERY, JOSHUA - Walton, Nyia; 201410614;  
Complaint for Custody/Visitation.  
BEUTLER, KURT - Beutler, Deborah; 201411235;  
Complaint Divorce; Vandegrift, Susan J.

BURGESS AND TOWN COUNCIL OF BOROUGH OF  
POTTSTOWN - Jackson, David; 201410799;  
Appeal from Zoning Board Non Govt;  
Steinberg, Darin J.  
BURTON, KERISTEN - Burton, Christopher;  
201409766; Complaint for Custody/Visitation.  
CALDWELL, SEAN - Oliver, Desiree; 201411244;  
Complaint Divorce.  
CANNING, EDWARD - Canning, Maria; 201411227;  
Complaint Divorce.  
CHELEDEN, CHARLES: ESTATE OF  
KATHERINE KURMAN: GIRARD AUTO BODY,  
ET.AL. - Bova, Joseph; 201411124; Civil Action.  
COLON, ALBERTO - Pabon, Jessica; 201410386;  
Complaint for Custody/Visitation.  
CUMMINGS, DOUGLAS: KATHLEEN -  
Nationstar Mortgage Llc; 201410945; Complaint  
In Mortgage Foreclosure; Donnelly, Caitlin M.  
DELAWARE VALLEY MATTRESS CO LLC -  
Allendale Corp; 201411115; Civil Action;  
Sanderson, William B., Jr.  
DELLIPONTI, BRIDGET - Fazio, Vincent;  
201410241; Complaint for Custody/Visitation.  
DESIMONE, ROBERT: MICHAEL:  
TORNETTA, DIANE - Desimone, Salvatore;  
201410666; Civil Action; Furey, Michael E.  
DIMEO, GIUSEPPE - Dimeo, Lucia; 201411208;  
Complaint Divorce; Farrell, J. David.  
EMERSON, TEKIA - Liberty Mutual Insurance  
Company; 201411266; Civil Action;  
D'Emilio, Paul F.  
ENDY, RICHARD: KIMBERLY - Jpmorgan  
Chase Bank Na; 201411233; Complaint In  
Mortgage Foreclosure; Denardo, Christopher A.  
FANG, CHEN - Li, Fang; 201411034;  
Complaint Divorce.  
FEAR, ELIZABETH: BEAN, ELIZABETH:  
HARRY - Wells Fargo Bank Na; 201411064;  
Complaint In Mortgage Foreclosure;  
Ackerman, Jaime R.  
FESTA, ASHLEY: COULETT, THOMAS -  
Mcginley, Julia; 201411028; Complaint for  
Custody/Visitation.  
FLANAGAN, EILEEN: EILEEN:  
UNITED STATES OF AMERICA -  
Wells Fargo Bank Na; 201411062; Complaint In  
Mortgage Foreclosure; Wooters, Meridith H.  
FLANAGAN, EILEEN: EILEEN:  
UNITED STATES OF AMERICA -  
Wells Fargo Bank Na; 201411062; Complaint In  
Mortgage Foreclosure; Wooters, Meridith H.  
FOLEY, LESLIE - Foley, Joseph; 201410899;  
Complaint Divorce; Tompkins, Richard J.  
FORSYTHE, FRANCIS - Forsythe, Alice;  
201410680; Complaint Divorce; Furia, Joanna M.  
FRIEL, JANE: DENNIS - Us Bank  
National Association; 201411090; Complaint In  
Mortgage Foreclosure; Ackerman, Jaime R.  
GAERTNER, SHARON - Gaertner, John;  
201411249; Complaint Divorce; Boyd, Jeffrey R.  
GARBER, LAURA - University Of Pennsylvania;  
201410763; Civil Action; Watson, J. Scott.  
GARDNER, LATISHA - Billups, Jamil; 201410625;  
Complaint for Custody/Visitation.  
GIM, CHANGE: HOON, YOUNG - Grisdale, Wesley;  
201410657; Civil Action; Dashevsky, Jeffrey L.

- GOLFCHAMP INC; PERYER, DAVID-JOSE - Citizens Bank Of Pennsylvania; 201410750; Civil Action; Saunders, Christine A.
- GORMLEY, SEAN - Mooney, Bryan; 201410637; Civil Action; Davis, John P. Iii.
- GREENWOOD, CHRISTOPHER - Meingossner, Mary; 201411272; Civil Action; Mau, Ann M.
- GROENEN, TATIANA - Groenen, Alexander; 201410760; Complaint Divorce; Fabick, Edward J.
- GUSTAFSON, WAYNE - Gustafson, Marguerite; 201410997; Complaint Divorce; Litzke, Kimberly.
- HARMON, ZACHARY - Smith, Casey; 201410811; Complaint for Custody/Visitation; Medvesky, Dawn M.
- HERBST, SCOTT: CHRISTINE - Wells Fargo Bank; 201410976; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- HOLY REDEEMER HEALTH SYSTEM - Mondel, Rosalind; 201411091; Civil Action; Bradway, Kevin M.
- HUEBER, PATRICIA: OCCUPANTS - Us Bank National Association; 201410790; Complaint in Ejectment; Kolesnik, John M.
- HUTCHINSON, LLOYD - Ferrara, Deborah; 201410738; Complaint for Custody/Visitation.
- IM, KYONG - Law Offices Of Alan R Mege; 201411023; Civil Action; Mege, Alan R.
- KEMLER, CAROLYN - Capital One Bank Usa Na; 201411035; Civil Action; Lashin, Arthur.
- KESSLER, ROBERT - Kessler, Christine; 201410664; Complaint Divorce; Pauker, Lawrence.
- KIM, SUNGBUM - Capital One Bank Usa Na; 201411038; Civil Action; Lashin, Arthur.
- LA SALLE COLLEGE HIGH SCHOOL - Doe, John; 201411084; Civil Action; Crumlish, James C. Iii.
- LEGARE, JAMES - Legare, Catherine; 201410775; Complaint Divorce; Voit, Catherine H.
- LOUGHRAN, EBRU - Portfolio Recovery Associates Llc; 201410755; Civil Action; Brown, Carrie A.
- LYLE, JOEL - Kelly, Antionette; 201409789; Complaint for Custody/Visitation.
- MARRERO PARDO LTD: BENJAMIN ROSS GROUP: LEFKOWITZ, MICHAEL, ET.AL. - Pizzadough Development Corp; 201410792; Civil Action; Mylonas, Peter G.
- MATTER, ANDREA - Sayed, Samir; 201411169; Complaint Divorce.
- MCGARRY, SEAN: SEAN: OCCUPANTS, ET.AL. - Us Bank National Association; 201410787; Complaint in Ejectment; Kolesnik, John M.
- MCMULLEN, JOHN - Snell, Sharon; 201410959; Complaint Divorce.
- MCMULLEN, JOHN: JOHN - Bank Of New York Mellon; 201410604; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- MCRUDDEN, REBECCA: VIDAL, ELIEZER - Mccruden, Andrew; 201410747; Complaint for Custody/Visitation.
- MILLER, CARL - Miller, Dawn; 201410803; Complaint Divorce; Solomon, Don J.
- MOATS, RICHARD - Graff, Margaret; 201410186; Complaint for Custody/Visitation.
- MORALES, CHRISTOPHER - Morales, Sara; 201410693; Complaint Divorce.
- NORRISTOWN MUNICIPAL WASTE AUTHORITY: EASTERN MONTCO WASTE SYSTEM AUTHORITY: NORRISTOWN BOROUGH, ET.AL. - Blue Creek Properties Llc; 201410828; Complaint In Mandamus; Eberle, Kelly L.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Vega, Samantha; 201410658; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Vega, Samantha; 201410659; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jordan, Raymond; 201410663; Appeal from Suspension/Registration/Insp; Cunilio, James.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Payne, John; 201410769; Appeal from Suspension/Registration/Insp; Goodman, Michael B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Payne, John; 201410770; Appeal from Suspension/Registration/Insp; Goodman, Michael B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wilson, Stephen; 201410840; Appeal from Suspension/Registration/Insp; Denardo, William C.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ahlers, Adam; 201410972; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cruickshank, Anwar; 201411086; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Love, James; 201411088; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mack, William; 201411223; Appeal from Suspension/Registration/Insp; Marinelli, Carmen C.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brown, Alexander; 201411263; Appeal from Suspension/Registration/Insp.
- PETTINE, DANA: ESTATE OF VIRGINIA JACKSON: JACKSON, VIRGINIA, ET.AL. - Nationstar Mortgage Llc; 201411225; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- PISANELLO, ANTONIO - Mankevych, Olga; 201410712; Complaint Divorce.
- POK, SHIN: PAK, SHIN - American Express Centurion Bank; 201410651; Civil Action; Felzer, Jordan W.
- PREITE, NICOLAS - Reith, Brooke; 201410788; Complaint for Custody/Visitation.
- REITNAUER, HEATHER - Zimmerman, Mark; 201410723; Complaint Divorce.
- ROBINSON, MAYA - Somers, Gail; 201410826; Defendants Appeal from District Justice.
- RUNGE, CHARLES - Bossie, Jocelyn; 201410898; Complaint Divorce; Vogin, Marc.
- SALADINO, SEBASTIAN: TOTO, CHARLES: MARIANNE - Wells Fargo Bank Na; 201410818; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- SALADINO, SEBASTIAN: TOTO, CHARLES: MARIANNE - Wells Fargo Bank Na; 201410818; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- SAMU-EL, CERIFFE - Mays, Tyrana; 201411274; Complaint for Custody/Visitation.
- SCHNELL, TOM - Schnell, Angela; 201410487; Support/Exceptions.

- SERGIO, CHRISTOPHER - Shearer, Christine; 201410226; Complaint for Custody/Visitation.
- SHAFFER, BARBARA: SHAFFER-NACE, TANYA MARIE - Hamburg Rubin Mullin Maxwell & Lupin Pc; 201411076; Petition; Himsworth, Mark F.
- SHORT, REGINA - Martin, Albert; 201410782; Complaint in Ejectment.
- SILVA-HERNANDEZ, DALILA-SARAI - Moreno-Torres, Isidro; 201410806; Complaint for Custody/Visitation; Badame, Paul.
- SORG, GREGORY - Sorg, Alyssa; 201410795; Complaint Divorce.
- STAVRAKIS, DIMITRI - Stavrakis, Joyce; 201411269; Complaint Divorce; Sweeney, Ellen M.
- STRATSO, JAMES - Stratso, Emily; 201411056; Complaint Divorce.
- TALBERT, FRANKIE - Ayala, Brenda; 201410235; Complaint for Custody/Visitation.
- TENSLEY, MARIAH - State Farm Mutual Automobile Insurance Company; 201410759; Civil Action; Gluck, James.
- TEXAS WINDSTORM INSURANCE ASSOCIATION - Lay Properties Inc; 201410633; Foreign Subpoena.
- TOBIN, ELANA - Tobin, Scott; 201410814; Complaint for Custody/Visitation; Knapp, Carl M.
- VANCE, TAYLOR - Hancock, Edward; 201411089; Complaint for Custody/Visitation.
- WACHTER, ARNOLD - Wachter, Renee; 201410813; Support/Exceptions; Meter, Nicolas F.
- WEBER, JANE - American Express Bank Fsb; 201410672; Civil Action; Cawley, Jonathan Paul.
- WHEALTON, HAROLD - Whealton, Lisa; 201410808; Complaint Divorce; Zabowski, Diane M.
- WHITTINGTON, ELIZABETHANN - Reed, Cecil; 201410493; Complaint for Custody/Visitation.
- YANAGAWA, RUSSEL - Yanagawa, Lora; 201411003; Complaint Divorce.
- YOUNG, RACHEL - Santander Bank Na; 201410913; Complaint In Mortgage Foreclosure; Dingerdissen, Michael.
- ZINK, ASHTIN: WILLIAM - Roman, Kimberly; 201410730; Complaint for Custody/Visitation.
- ZOCCOLA, JOSEPH - Erie Insurance Exchange; 201410627; Civil Action; Watson, J. Scott.
- DEVERELL, EDWIN D., JR. - Upper Dublin Township; Powell, Barbara D., 682 Medford Leas Medford, NJ 08055.
- DIETZ, RUTH K. - Horsham Township; Gould, Nancy K., 5125 Midyette Avenue Morehead City, NC 28557; Kuemmerle, Harold, 1495 W. County Line Road Hatboro, PA 19040.
- FALGIE, JOANNE - Plymouth Township; Diantonio, Rhonda, 643 Farnum Road Media, PA 19063-1611.
- FUNKE, ANNE M. - Upper Merion Township; Funke, Nancy A., 323 Abrams Mill Road King Of Prussia, PA 19406.
- GILES, EMMA C. - Abington Township; Fallis, Margaret G., 455 Linden Avenue Glenside, PA 19038.
- GLADYSZ, MARIA - Narberth Borough; Stuligowa, John C., 505 Gravel Hill Rd Southampton, PA 18966.
- GORE, BURTON D. - Pottstown Borough; Gore, Mary J., 224 W. Harmony Drive Pottstown, PA 19464.
- GOTTLIEB, ALMA D. - Hatboro Borough; Gottlieb, Robert E. Iii, 623 Seminole Avenue Jenkintown, PA 19046.
- GRADY, JOHN A., JR. - Horsham Township; McDowell, Randal J., 221 Noble Plaza Jenkintown, PA 19046.
- GRIVNOVICS, ANTHONY A. - Plymouth Township; Keats, Marianne, 9 Dunkirk Court Eagleville, PA 19408.
- HEBERER, PETER H. - Whitmarsh Township; Heberer, Michael K., 3430 Valewood Drive Oakton, VA 22124-2226.
- IRWIN, GEORGE E. - Upper Providence Township; Irwin, Ruth A., 118 Loretta Lane Bear, DE 19701.
- ISEN, CAROL - Lower Merion Township; Levy, Larry, 1064 Broadmoor Road Bryn Mawr, PA 19010.
- KEARNEY, MICHAEL - Upper Merion Township; Loughridge, Nancy R., 335 Matsonford Road Radnor, PA 19087.
- KEEN, GLORIA - Plymouth Township; Keen, Paul A., Jr., 907 Senator Road Eagleville, PA 19403; Merone, Desiree, 5 Plywood Drive Plymouth Meeting, PA 19462.
- KEYSER, JOEL B. - Limerick Township; Keyser, Leah L., 2009 Willowood Drive Royersford, PA 19468.
- KULP, BARBARA A. - Lower Pottsgrove Township; Essick, Edward J., 1119 High Street Pottstown, PA 19464.
- LEISHER, ROBERT D. - Upper Merion Township; Dalzell, Patricia A., 186 Gypsy Lane King Of Prussia, PA 19406; Leisher, Colin G., 1362 Merry Hill Court Bel Air, MD 21015.
- LOTMAN, HERBERT - Lower Merion Township; Ginader, George, C/O Ginader Jones & Co Llp Scranton, PA 18503-1499; Lotman, Karen, 250 Grays Lane Haverford, PA 19041.
- LOURENSEN, HELEN M. - Cheltenham Township; Deacon, Barry, 1980 Brooke Drive New Hope, PA 18938.
- MARTIN, RUTH W. - Upper Providence Township; Thomas, Vicky L., 327 Quail Drive North Phoenixville, PA 19460.

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## WILLS PROBATED

### Granted Week Ending May 27, 2014

#### **Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors**

- BEINE, DOLORES A. - Hatfield Township; Beine, Malia, 167 W. Orvilla Road Hatfield, PA 19440; Summerfield, William, 167 W. Orvilla Road Hatfield, PA 19440.
- BOLTON, JOYCE M. - Towamencin Township; Kriebel, Christie B., 1808 Beth Lane Lansdale, PA 19446.
- COLN, SANDRA J. - Abington Township; Coln, Adam, 1437 Arline Avenue Roslyn, PA 19001.
- DEMERLIS, JOHN - Ambler Borough; Demerlis, John W., 447 Stonemason Way Lansdale, PA 19446.

MURPHY, ROSE M. - Lansdale Borough;  
Murphy, Joseph P., 1627 Leon Drive  
Hatfield, PA 19440; Murphy, Patricia R.,  
211 Oberlin Terr Lansdale, PA 19446.  
NOJAK, HELEN - Douglass Township; Nojak, Tina,  
141-2 Brookland Ter Winchester, VA 22602-6148.  
OVERHOLTZER, ANNABELLE - Pottstown Borough;  
Boyer, Beth A., 45 Reynolds Avenue  
Pottstown, PA 19464.  
SCHWARTZ, EILEEN R. - Abington Township;  
Salin, Donna, 1211 Hunt Seat Drive  
Lower Gwynedd, PA 19002; Tumpowsky, Mindy,  
45 Maidenhead Road Princeton, NJ 08540.  
SCHWARTZ, ROCHELLE - Horsham Township;  
Schwartz, Stuart, 696 Misty Hollow Drive  
Maple Glen, PA 19002.  
SHIHADAH, EMIL J. - Lower Merion Township;  
Shihadeh, Grace, 107 Simpson Road  
Ardmore, PA 19003.  
TAYLOR, DOROTHY - Upper Gwynedd Township;  
Duncan, Ellen T., 620 Gypsy Hill Circle  
Gwynedd Valley, PA 19437.  
TESTA, KAREN E. - Lower Providence Township;  
Testa, Wendy D., 120 Farrington Court  
Collegeville, PA 19426.  
VINTER, GEORGE C., SR. - Red Hill Borough;  
Vinter, George C., Jr., 3018 Bedminster Road  
Perkasie, PA 18944.  
WALLACE, MERCEDES M. - Abington Township;  
Wallace, Joseph L., 1319 Zachary Road  
Abington, PA 19001-2811.  
WEST, VERA M. - Abington Township; Scott, Linda,  
2329 79Th Avenue Philadelphia, PA 19150.

## RETURN DAY LIST

June 23, 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 MCCB electronic directory for assigned courtroom.

1. Alvarado v. Miller - Motion to Compel Discovery (Seq. 9 D) - **M. Simon - D. Dean.**
2. Antonas v. Vassiliadis - Motion to Dismiss of Progressive Northern Insurance Company (Seq. 204) - **J. Pearson.**
3. BAC Home Loans Servicing, L.P. v. Cabrera - Defendants Allan S. Cabrera and Rachel L. Cabrera's Motion to Enlarge Time (Seq. 4) - **C. Donnelly.**
4. Bank Financial Services Group v. Meyer Chatfield Corporation - Motion to Compel Deposition of Steven Goldberg (Seq. 97 D) Only Docket #201330326 - **A. Bono - D. Braverman.**
5. Bank of America National Association v. Bebee - Petition to Expunge Assignments of Mortgage (Seq. 24) - **L. Vitti - J. Schuchman.**
6. Barclays Bank Delaware v. Madden - Defendants' Petition to Open Default Judgment (Seq. 5) - **D. Apothaker - M. Weinberg.**
7. Bates v. Elmwood Lodge #438 IBPOE of West Norristown, PA - Motion to Compel Depositions (Seq. 151 D) - **L. Thomas - A. Benedict - K. Connors.**
8. Benjamin v. 3 Jag Investments, LLC - Motion of Defendant, Class A Realty Company to Compel Plaintiff's Answers to Interrogatories (Seq. 18 D) - **C. Campbell - K. Keller.**

9. Betancourt v. McFarlane - Motion to Withdraw as Counsel (Seq. 26) - **M. Testa.**
10. Blue Creek Properties, LLC v. Norristown Municipal Waste Authority - Motion for Peremptory Judgment (Seq. 1) - **K. Eberle.**
11. Blue Sky International, Inc. v. Biden - Motion to Withdraw as Counsel (Seq. 16) - **A. Dubroff - A. Miller.**
12. Body Arts & Science Center, LLC v. ISU Jenkintown, LLC - Plaintiff's Motion to Compel Responses to Pre -Complaint Interrogatories and Request for Production of Documents and Things (Seq. 14 D) - **S. Smith - J. Oley.**
13. Brooke v. Keane - Motion to Quash Objections to Subpoena of Villanova University Records (Seq. 120 D) Only Docket #201117275 - **J. Cohen - B. Pancio.**
14. Chae v. Desai - Motion to Compel Discovery (Seq. 8 D) - **J. Solnick - G. Mondjack.**
15. Chelbourne Plaza Condominium Association v. Blackmon - Petition to Open/Strike Judgment (Seq. 26) - **H. Barrow - J. Kale.**
16. Chinnici v. Grand View Hospital - Motion to Compel Plaintiff's Discovery Responses (Seq. 6 D) - **J. Young - H. Wishnoff.**
17. Citibank South Dakota, N.A. v. Schiller - Petition to Withdraw as Counsel (Seq. 13) - **D. Santucci - A. Bugay.**
18. Crews-Turner v. Abington Memorial Hospital - Plaintiffs' Motion to Quash Subpoenas for Mother Plaintiff's Scholastic Records and Motion for Protective Order (Seq. 42 D) - **S. Specter - B. Post.**
19. Customers Bank v. Tower Apartments Partnership, LLP - Motion to Set Aside/Strike Writ of Execution (Seq. 25) - **L. Mogavero - J. Resnick.**
20. DeCarlo v. DeCarlo - Petition to Withdraw as Counsel (Seq. 87) - **J. Gregg - D. Zitomer.**
21. Degnan v. Washington - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 10 D) - **E. DiSandro - A. Venters.**
22. Depree v. Upper Moreland Township - Motion to Compel Production of Plaintiff's Discovery (Seq. 11-D) - **J. McNally - J. McNulty.**
23. Deutsche Bank National Trust Company v. Unknown Heirs Successors Assigns - Motion for Leave to File Amended Complaint in Mortgage Foreclosure (Seq. 16) - **H. Reese - A. Tuttle.**
24. Dorsett v. Townsend - Defendant's Motion to Compel Vocational Examination of Plaintiff (Seq. 30 D) - **B. Pancio.**
25. Dufner v. Whitpain Township - Motion to Compel Defendant, Whitpain Township, Answers to Discovery (Seq. 28 D) - **M. Creedon - G. Knoell, III.**
26. Dukehart v. Potoma - Petition to Withdraw as Counsel (Seq. 24) - **A. Stern - M. Paris.**
27. Educational Resources Institute v. Hall - Petition to Strike Default Judgment (Seq. 31) - **M. Dougherty - C. Hall.**
28. Edwards v. Thompson Lexus - Motion of Defendants to Compel Vocational Examination of Plaintiff, Milo Edwards (Seq. 61 D) - **A. De Levie - S. McManus.**
29. England v. Warminster Towne Center Associates, L.P. - Motion to Strike and/or Overrule Objections to Subpoenas (Seq. 46 D) - **C. Wolf - K. Ashdale.**
30. Epstein v. Bhalala - Petition for Sanctions (Seq. 99) - **L. Haft - D. Shafkowitz.**
31. Erb v. Uhs of Pennsylvania, Inc. - Motion to Compel Plaintiff's Answers to Interrogatories and Request for Production of Documents (Seq. 14 D) - **T. Sailer - D. Doherty.**
32. Erie Indemnity Company v. Fastrack Construction, Inc. - Plaintiff's Motion to Compel Answers to Discovery (Seq. 53 D) - **R. Amato - C. Hinderliter.**

33. *Ferguson v. Department of Transportation of the Commonwealth of Pennsylvania* - Motion to Compel Answers to Interrogatories and Request for Expert Reports Addressed to Plaintiffs (Seq. 224 D) Only Docket #201135004 - **J. Krawitz - J. Fisher - A. Moore.**
34. *Ferguson v. Department of Transportation of the Commonwealth of Pennsylvania* - Motion to Compel Answer to Interrogatories and Request for Expert Reports Addressed to Defendant Academy of The New Church (Seq. 225 D) - **J. Krawitz - J. Fisher - A. Moore.**
35. *Foster v. Mohol* - Motion to Compel Plaintiff's Discovery Responses (Seq. 13 D) - **E. Saiontz - S. Eckel.**
36. *Four Seasons Investments, LLC v. Nicholson* - Plaintiff's Motion to Compel Defendant's Compliance With Subpoena to Attend and Testify (Seq. 11 D) - **K. Shapiro - T. Muldoon.**
37. *Fox v. Fox* - Substitution of Successor/Personal Representative (Seq. 14) - **C. Tannenbaum - J. Thome.**
38. *Gaffney v. Cohen* - Motion to Compel Discovery (Seq. 26 D) - **M. Simon - A. Damiano.**
39. *Gochin v. Feldman* - Defendant's Motion for Protective Order (Seq. 127 D) - **P. Troy.**
40. *Gonzales v. Wenerowicz* - Motion to Withdraw (Seq. 11) - **S. Houston.**
41. *Gwyn Ayre Residents Association v. Blodgett* - Motion for Reassessment of Damages (Seq. 14) - **S. Richter.**
42. *Hayes v. Jeffersonville Fire Company* - Motion to Compel Plaintiff's Response to Discovery Requests of Defendant West Norriton Township (Seq. 29 D) - **M. Simon.**
43. *Holdsworth v. Fabiani* - Motion to Overrule Objections and Compel Full Complete and Specific Responses to Plaintiff's First Set of Requests for Production of Documents (Seq. 44) - **D. Gould - T. Harrity.**
44. *Hoysa v. Lindquist* - Motion to Withdraw as Counsel (Seq. 36).
45. *HSBC Bank USA National Association v. Bonde* - Plaintiff's Motion for Leave to File an Amended Complaint (Seq. 16) - **S. Dietterich - W. Marshall.**
46. *Imperial Towers, L.P. v. Smith Insurance Associates, Inc.* - Plaintiff's Motion to Compel Defendants' Responses to Plaintiff's First Request for Production of Documents Directed to Defendants (Seq. 27 D) - **K. Lange - J. Connor.**
47. *Imperial Towers, L.P. v. Smith Insurance Associates, Inc.* - Plaintiff's Motion to Compel Deposition of Corporate Designee GNY Insurance Companies and Starthmore Insurance Company (Seq. 26-D) - **K. Lange - J. Connor.**
48. *Kanehann v. Lankenau Medical Center* - Motion to Compel Deposition of Defendant Basil Harris, M.D. (Seq. 46 D) - **A. Freiwald - D. Brooks - M. McGilvery.**
49. *Ki v. Allstate Insurance Company* - Plaintiff's Motion to Compel Deposition and Produce Claim File (Seq. 11 D) - **J. Solnick - M. Moore.**
50. *Lee v. Williams* - Motion to Compel Discovery (Seq. 12 D) - **J. Solnick - A. Griffith.**
51. *Lewis v. BCI Holdings, Inc.* - Motion to Compel Deposition of Defendant Arnold M Katz (Seq. 205 D) - **K. Friedman.**
52. *Lovett v. Miller* - Plaintiffs' Motion to Compel Defendant's Deposition (Seq. 39-D) - **R. Sitoski - R. Pugh.**
53. *McGuckin v. Trout* - Petition to Withdraw as Counsel (Seq. 24) - **R. Lechowicz.**
54. *McKernan v. Meitner* - Motion to Quash Subpoena Directed to Dischell, Bartle, Yanoff & Dooley, P.C. (Seq. 43 D) - **M. Clemm - G. Hyman.**
55. *Miller Brotschol v. Erie Insurance Exchange* - Motion to Compel Discovery Responses (Seq. 7D) - **G. Marion - J. Walsh.**
56. *Mimless v. Grubb & Ellis Company* - Motion to Compel More Specific Answers to Supplemental Interrogatories and Supplemental Request for Production of Documents (Seq. 74 D) - **S. Rubin - K. Ashdale.**
57. *Mitchell v. Parker* - Plaintiff's Motion to Compel More Specific Answers to Discovery (Seq. 20 D) - **J. Solnick - J. Godin.**
58. *Nadien v. Patel* - Motion to Compel Discovery (Seq. 7 D) - **S. Fishman - R. Ostriak.**
59. *Nationwide Property and Casualty Insurance Company v. Sals Nursery and Lanscaping, Inc.* - Petition to Reinstate (Seq. 6) - **S. Smith - R. Pugh.**
60. *Nehrbas v. Tabas* - Motion to Compel Responses to Discovery (Seq. 8 D) - **T. Harrity - J. Asher.**
61. *Nixon v. Carter* - Petition to Withdraw as Counsel (Seq. 20) - **J. Tebay.**
62. *O'Donnell v. O'Donnell* - Petition to Withdraw as Counsel (Seq. 11) - **C. McClain - M. Vargo.**
63. *Park v. Lisanu* - Defendant's Motion to Compel Diagnostic and CPT Codes from Plaintiff's Chiropractor (Seq. 14 D) - **J. Solnick - J. Godin.**
64. *Patton v. Quality Dining, Inc.* - Motion to Compel Plaintiff's Independent Medical Examination (Seq. 54 D) - **L. Harding - S. Cholden.**
65. *Pierce v. Pierce* - Petition to Withdraw as Counsel (Seq. 55) - **J. Wassel - D. Rakinic.**
66. *Priorities, Inc. v. Mirarchi* - Motion for Protective Order (Seq. 25 D) - **C. Coval - D. Makara.**
67. *Rando v. Sullivan* - Motion to Have Requests for Admission Deemed Admitted or, in the Alternative to Compel, et al. (Seq. 79 D) Only Docket #2012297-56 - **J. Radmore - D. Rovner - J. Kahn.**
68. *Remit Corporation v. Jefferson* - Motion and Declaration to Vacate Judgment (Seq. 18) - **R. Kessler.**
69. *Republic First Bank v. Portnoy* - Motion to Compel Deposition of Defendant, Barry Portnoy (Seq. 27 D) - **J. Hugg.**
70. *Richardson v. Greater Philadelphia Expo Center* - Motion to Consolidate Cases (Seq. 35) Both Docket Numbers - **D. Coyne - K. McNulty - D. Shulick.**
71. *Richardson v. Shertz* - Defendant's Motion to Compel Plaintiffs' Signed Request for Copies of Tax Returns Going Back Two Years from Date of Accident (Seq. 3-6 D) - **J. Devine.**
72. *Robert L. Adelman DMD, P.C. v. Johnson* - Plaintiff's Motion to Compel Discovery (Seq. 33 D) - **M. Zaid.**
73. *Roth v. Guilbe-Colon* - Motion to Compel Discovery (Seq. 8 D) - **J. Shorr - S. Polyakov.**
74. *Rothstein-Hargraves v. Rothstein* - Petition to Withdraw as Counsel (Seq. 49) Only Docket #2006219-76 - **D. Cantor - F. McBrien.**
75. *School District of Springfield Township v. E. R. Stuebner Construction, Inc.* - Motion to Compel Plaintiff's Responses to Interrogatories (Seq. 104 D) - **T. Bloh - C. Connor.**
76. *Sevilla v. Pereira* - Motion to Compel Plaintiff's Records (Seq. 14 D) - **F. Weinstein - P. Gambone.**
77. *Shefsky v. Oxman* - Motion to Compel Plaintiff's Reply to Defendant's Request for Production of Documents Set II (Seq. 6 D) - **J. Nastasi - T. Klosinski.**
78. *Shourds v. Christi Insurance Group, Inc.* - Motion to Enforce Subpoena Issued to Applied Systems, Inc. dated January 13, 2012 (Seq. 122D) - **S. Winegrad - T. Cummings.**
79. *Silvestra v. Mitri* - Motion to Compel Plaintiff's Answers to Discovery (Seq. 13 D-) - **H. Yampolsky - A. Zabicki.**
80. *Susan v. DiGrazio* - Motion to Compel Plaintiffs' Answers to Discovery (Seq. 9 D) - **T. Novak - H. Gillespie.**

81. Taylor Wiseman & Taylor v. Integrated Support Strategies - Motion to Compel Deposition (Seq. 81 D) - **G. Chiumento - J. O'Brien.**
82. Taylor-Santos v. Schwartz-Henderson - Motion to Compel Discovery Against Plaintiff (Seq. 12 D) - **D. Breen - S. Lytle.**
83. Thomas v. Thomas - Petition to Withdraw as Counsel (Seq. 24) - **G. Philips.**
84. TNA Doors Company v. Pottstown Center, L.P. - Petition to Withdraw as Counsel (Seq. 17) - **R. Harmon - E. Seglias.**
85. Township of Upper Merion v. Valley Forge, Inc. - Motion to Overrule Objections to Discovery Requests and to Compel Complete Responses (Seq. 20 D) - **D. Dugan - J. Maida.**
86. Tuma v. Fabrizio - Petition to Reinstate (Seq. 10) - **E. Saull.**
87. Vibratex Engineers, Inc. v. JMG Excavating Company - Motion to Compel Discovery (Seq. 6 D) - **M. Lessa - K. McWhirk.**
88. Wachovia Bank, N.A. v. Turning Leaf, Inc. - Petition to Strike off or Open Confession of Judgment (Seq. 5) - **J. Fiorillo - C. Fenske.**
89. Weaver v. Grey - Defendant's Motion to Compel Plaintiff's Tax Return and Business Documents (Seq. 47 D) - **D. Sodano - J. Godin.**
90. Wells Fargo Bank, N.A. v. Kralick - Petition to Strike off or Open Confession of Judgment (Seq. 7) - **J. Fiorillo - C. Fenske.**
91. Williams v. Silks - Defendant Mark Silks Motion to Compel More Specific Answers to Defendant's Request for Admissions Addressed to Plaintiff (Seq. 13 D) - **A. Lopresti - J. Godin.**
92. Wisnik v. Salamone - Motion to Compel Defendant's Answers to Interrogatories and Request for Production of Documents (Seq. 27 D) - **D. Bradley - J. McMahon.**
93. Ziss v. Pottstown Borough Streets Division - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 8 D) - **V. Cirillo.**