

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on September 30, 2015 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on October 28, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Second Publication

08-27851

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, being more particularly bounded and described according to a survey made thereon by C. Raymond Weir, Registered Surveyor, April 10, 1927, revised October 11, 1937, as follows, to wit:

BEGINNING at a point in the center line of Highland Avenue 50 feet wide 90.37 feet Southeastwardly from a spike marking the intersection of the said center line of Highland Avenue with the center line of Church Street 40 feet wide, a corner of this and land of Earl J. Stone, et ux.; thence extending along the said center line of Highland Avenue, South 86 degrees, 49 minutes East, 47.82 feet to a point a corner of this and land late of Irving King, deceased; thence extending along said land of Irving King deceased, South 2 degrees, 33 minutes West (the lines passing over an iron pin set on the Southerly side of Highland Avenue) 164.5 feet to the center line of 20 feet wide alley; thence extending along the center line thereof North 86 degrees, 49 minutes West, 49 feet to a point a corner of land of Earl J. Stone, et ux.; thence extending along said land North 2 degrees, 58 minutes East (the line passing over an iron pin set on the Southerly side of Highland Avenue), 164.49 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED in Thomas L. Lorenzo and Diane T. Donato, husband and wife by Deed from Thomas L. Lorenzo and Diane T. Donato, also known as Diane T. Lorenzo dated 12/16/1977 in the County of Montgomery in Deed Book 4266, Page 559. The said Diane T. Lorenzo having died, the subject property having been held as Tenants by the Entireties, by operation of Pennsylvania law title has now passed to Thomas L. Lorenzo.

Parcel Number: 54-00-08506-00-8.

Location of property: 408 Highland Avenue, Ambler, PA 19002, Upper Dublin Township (Montgomery County), PA. The improvements thereon are: Residential property; duplex; Lot size - 6,370 square feet.

Seized and taken in execution as the property of **Thomas L. Lorenzo d/b/a Thomas Lorenzo Construction** at the suit of Rockstone Capital, LLC, as Successor to Bank of America, N.A., Successor to Fleet Bank. Debt: \$301,592.80, together with ongoing interest from and after 6/25/15 at the per diem rate of \$56.59 and ongoing attorneys' fees.

**Adam Nachmani**, Attorney.

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

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

09-16022

ALL THAT CERTAIN tract or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of "Stables" prepared for Bell Kumpf, L.P., by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated August 7, 2003, last revised August 27, 2005, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 25, Pages 320, 321 and 322, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reiner Road (50 feet wide) and a corner of this lot and Lot 41 and the Southwest corner of a 20 feet wide storm sewer easement, as shown, on said plan; thence extending from said point of beginning along the Southwesterly side of Reiner Road, the two following courses and distances: (1) North 42 degrees, 48 minutes, 08 seconds West crossing aforesaid easement 140.15 feet to a point of curve; (2) continuing along same on the arc of a circle curving left, having a radius of 175 feet, the arc distance of 125.64 feet to a point; thence leaving Reiner Road, South 06 degrees, 03 minutes, 41 seconds West, 274.58 feet to a point, a corner in line of open space "B"; thence extending along same South 42 degrees, 48 minutes, 08 seconds East, 74.64 feet to a point; thence extending North 47 degrees, 11 minutes, 52 seconds East, crossing aforesaid storm sewer easement 250 feet to a point on Southwesterly side of Reiner Road, the first mentioned point and place of beginning.

BEING Lot No. 42 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jason P. Sible and Violet H. Sible, h/w, by Deed from Bell Kumpf Investment, L.P., dated 09/27/2006, recorded 11/20/2006 in Book 5624, Page 2259.

Parcel Number: 67-00-00616-44-6.

Location of property: 1415 Reiner Road, Norristown, PA 19403-3852.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason R. Sible a/k/a Jason P. Sible and Violet H. Sible** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series 2007-BNC1. Debt: \$1,284,749.56.

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

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

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

09-35783

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Third Ward of **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 81 on plan of lots of Ambler Park, as laid out by Thomas S. Gillin, C.E. said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 571, Page 500.

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

BEING the same premises which Ronald G. Curtis and Bonnie L. Curtis by Deed dated 03/18/2004 and recorded 03/26/2004 in Montgomery County in Deed Book 5501, Page 935 granted and conveyed unto Dina Smith.

Parcel Number: 01-00-02164-00-4.

Location of property: 213 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dina Smith** 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 2004-HE5. Debt: \$178,782.24.

**Matthew K. Fissel**, Attorney. I.D. #314567

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

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

09-44770

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

10-06932

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

BEGINNING at an iron pin, a corner in the middle of Washington Avenue, and in line of William S. Hemsing's land; thence along said William S. Hemsing's land, North 64.5 degrees, East 112.1 feet to an iron pin, a corner; thence still along said Hemsing's land South 31.25 degrees, East 79.5 feet to a stake, a corner in line of now Daniel P. Zeigler's land; thence along said Zeigler's land South 60.5 degrees, West 113.2 feet to an iron pin, a corner in the middle of aforesaid Washington Avenue; thence along the middle thereof, North 30.25 degrees, West 87.35 feet to the place of beginning.

## PREMISES "B"

ALL THAT CERTAIN tract of land, situate in **Souderton Borough**, Montgomery County, Commonwealth of Pennsylvania bounded and described according a plan and survey made by Stanley F. Moyer, R.S. dated 12/1/1944, as follows, to wit:

BEGINNING at an iron pin, being Northwest corner of present property of Grantee and 112.1 feet from the center line of Warrington Avenue; thence along other lands of Grantors, of which this was a part, the next 3 courses and distances: (1) North 65 degrees, 45 minutes East the distance of 26 feet to an iron pin; thence (2) South 26 degrees, 54 minutes East the distance of 77.40 feet to an iron pin; thence (3) South 61 degrees, 05 minutes West the distance of 21 feet to an iron pin, a corner of other lands of Grantee; thence along the same North 30 degrees, 21 minutes West the distance of 79.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George F. Hetrick and Anna M. Hetrick by Deed from Lawrence Scott, dated February 7, 2006 and recorded February 16, 2006 in Deed Book 05590, Page 02017.

Parcel Number: 21-00-07680-00-3.

Location of property: 121 Washington Avenue, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George F. Hetrick a/k/a George F. Hetrick, III and Anna M. Hetrick** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB Not in its Individual Capacity, but Solely as Owner Trustee on Behalf of RBSDH-2013-1 Trust. Debt: \$366,288.33.

**Margaret Gairo**, Attorney.

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

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

10-29586

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, PA, described according to a survey and plan made for Fairway Estates by C. Raymond Weir, Registered Professional Engineer, Ambler, PA on February 5, 1955 and revised February 7, 1955, as follow, to wit:

BEGINNING at a point on the Northeast side of Eastview Drive (50 feet wide) which point is measured North 73 degrees, 48 minutes, 30 seconds West, 152 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point on the Northwest side of North Hills Avenue (45 feet wide).

CONTAINING in front or breadth on said Eastview Drive 71 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Eastview Drive 220 feet.

BEING the same premises which Marianne Holden by Deed dated 6/21/2002 and recorded 7/10/2002 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5417, Page 1946 granted and conveyed unto William Holden, Jr. and Marianne Holden, as Tenants by the Entireties.

Parcel Number: 54-00-05830-00-2.

Location of property: 9 Eastview Drive, Ardsley, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marianne Holden and William J. Holden, Jr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-12. Debt: \$400,118.83.

**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.

10-38245

ALL THAT CERTAIN property, situated in **Upper Moreland Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 6/16/2004 and recorded 6/24/2004, among the land records of the County and State set forth above, in Deed Volume 5518 and Page 920.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 06/16/2004 recorded 06/24/2004 in Deed Book 5513, Page 920.

Parcel Number: 59-00-04225-00-9.

Location of property: 420 Davisville Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jaime L. Conner and William A. Conner, Jr.** at the suit of HSBC Bank USA, N.A. Debt: \$231,159.38.

**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.

11-25916

ALL THAT CERTAIN message tract of land, situate on the Northwest side of East Broad Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the middle of East Broad Street, said pin being also a corner of land of Oswin R. Barndt; thence along said land now or late of Oswin R. Barndt, No. 19.5 degrees, West 195 feet to an iron pin on the South side of a 15 feet wide alley; thence along the South side thereof, North 70.5 degrees, East 55 feet to an iron pin in line of land now or late of Allen W. Roeder; thence along the same, South 19.5 degrees, East 195 feet to the middle of East Broad Street aforesaid; thence along the middle thereof, South 70.5 degrees, West 55 feet to the point and place of beginning.

CONTAINING 10,725 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Kratz and Marguerite Kratz by Deed from Jeffrey F. Kratz, dated November 14, 2008 and recorded November 14, 2008 in Deed Book 5714, Page 00225.

Parcel Number: 21-00-00664-00-8.

Location of property: 415 East Broad Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey Kratz and Marguerite Kratz** at the suit of Federal National Mortgage Association. Debt: \$226,121.43.

**Joseph F. Riga**, Attorney.

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

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

11-28692

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 Certain Plan of Subdivision formerly part of The John S. Newbold Estate made for Mr. and Mrs. Samuel Y. Gibbon by George B. Mebus, Inc., Registered Professional Engineers dated July 5, 1954 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-2, Page 54, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwesterly side of Washington Lane with the extended center line of Fairacres Road (40 feet wide); thence extending from said point of beginning South 44 degrees, 09 minutes, 30 seconds West along the Northwesterly side of Washington Lane 154.95 feet to a point a corner of Lot Number 5 on said plan; thence extending along Lot Number 5 the six following courses and distances: (1) North 28 degrees, 26 minutes, 30 seconds West, 83.18 feet to a point of curve; (2) Northwestwardly on the arc of a circle curving to the right having a radius of 347.67 feet the arc distance of 73.37 feet to a point of tangent; (3) North 16 degrees, 21 minutes West, 42.48 feet to a point; (4) North 24 degrees, 52 minutes, 40 seconds West, 55.24 feet to point of curve; (5) Northwestwardly and Northeastwardly on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 35.91 feet to a point of tangent; and (5) North 43 degrees, 40 minutes, 46 seconds East, 81.17 feet to a point; thence extending North 63 degrees, 48 minutes, 35 seconds East partly along Lot Number 5 and partly along Lot Number 4 on said plan 119.06 feet to a point; thence extending South 32 degrees, 29 minutes East still along Lot Number 4 on said plan 221 feet to a point on the Northwesterly side of Washington Lane aforesaid; thence extending South 44 degrees, 09 minutes, 30 seconds West along the Northwesterly side of Washington Lane 264.69 feet to the first mentioned point of intersection and place of beginning.

BEING Lot Number 1, as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege at all times hereafter forever of an Easement for Driveway over that certain existing improved macadam driveway or roadway which is presently located in that portion of Lot Number 5 as expected and reserved in Deed Book 2758, Page 216 as a means of ingress, egress and regress to and from the above described premises and being more particularly described, as follows, to wit:

ALL THAT CERTAIN piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan showing property formerly part of John S. Newbold Estate made for Samuel Y. Gibbon by George B. Mebus, Inc., Engineers, dated 2/13/1955 and last revised 8/1/1955, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Washington Lane (41.50 feet wide as widened 8.50 feet from its original width of 33 feet) said point being at the distance of 154.95 feet measured South 44 degrees, 09 minutes, 30 seconds West along the said Northwesterly side of Washington Lane from the point of intersection which the center line of Fairacres Road (40 feet wide), produced, makes with the said Northwesterly side of Washington Lane being the Southeasterly most corner of Lot Number 5 on said Plan of Subdivision and the Southwesterly most corner of said Lot No. 1; thence from the first mentioned point and place of beginning along the said Northwesterly side of Washington Lane South 44 degrees, 09 minutes, 30 seconds West, 31.44 feet to a point; thence along the line of other lands formerly of the John S. Newbold Estate being the Southwesterly line of the heretofore described Lot No. 5 the following four courses and distances: (1) North 28 degrees, 26 minutes, 30 seconds West, 92.50 feet to a point of curve; (2) by a line curving to the right in a Northwesterly direction having a radius of 377.67 feet the arc distance of 79.70 feet to a point of tangent; (3) North 16 degrees, 21 minutes West, 40.24 feet to a point; (4) North 24 degrees, 52 minutes, 40 seconds West, 80.92 feet to a point; thence across said Lot No. 5 North 65 degrees, 07 minutes, 20 seconds East, 49.03 feet to a point being the beginning of a curve in the line between Lots No. 1 and 5 on said Plan of Subdivision; thence along the aforesaid line of said Lot No. 5 the following five courses and distances: (1) by a line curving to the left in a Southwesterly, Southerly and Southeasterly direction having a radius of 30 feet the arc distance of 35.90 feet to a point of tangent; (2) South 24 degrees, 52 minutes,

40 seconds East, 55.24 feet to a point; (3) South 16 degrees, 21 minutes East, 42.46 feet to a point of curve; (4) by a line curving to the left in a Southeasterly direction having a radius of 347.67 feet the arc distance of 73.37 feet to a point of tangent; (5) South 28 degrees, 24 minutes, 30 seconds East, 83.18 feet to a point in the aforementioned Northwesterly side of Washington Lane the first mentioned point and place of beginning being also the Southeasterly most corner of said Lot No. 5; the cost of maintaining and repairing the said common driveway or roadway (including snow removal) to be shared equally by the said Virginia N. Gibbon, her heirs and assigns as the owner or owners of said Lot No. 1 on the land and by the hereinbefore named Grantee, his heirs and assigns as the owner or owners of said Lot No. 5 on the other hand, until such time as the said Virginia N. Gibbon, her heirs and assigns as the owner or owners of said Lot No. 1, shall elect to surrender and extinguish said driveway easement by a writing delivered unto the hereinbefore named Grantee, his heirs and assigns, whereupon the cost of maintenance and repairing said driveway or roadway shall thereafter be borne solely by the hereinbefore named Grantee, his heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Ann Miller, by Deed from Beth Miller, dated 01/30/1998, recorded 02/20/1998 in Book 5216, Page 2015.

Parcel Number: 30-00-70892-00-7.

Location of property: 650 Washington Lane, Rydal, PA 19046-2332.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$372,206.88.

**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.

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.

**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.

12-07664

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a plan of Hughes Park House, made by Yerkes Engineering Company dated July 14, 1955 and last revised November 19, 1959, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeasterly side of Philadelphia Avenue (thirty-three feet wide) with the Northwesterly side of Stocker Avenue (thirty-three feet wide); thence extending from said point of beginning North twenty-three degrees, forty-six minutes West along the Northeasterly side of Philadelphia Avenue ninety-eight and fifty one-hundredths feet to a point; thence extending North sixty-six degrees, thirty-four minutes East, ninety-eight and fifty one-hundredths feet to a point; thence extending South twenty-three degrees, forty-six minutes East, ninety-eight and fifty one-hundredths feet to a point on the Northwesterly side of Stocker Avenue aforesaid; thence extending South sixty-six degrees, thirty-four minutes West along the Northwesterly side of Stocker Avenue ninety-eight and fifty one-hundredths feet to the first mentioned point of intersection and place of beginning.

BEING Lot No. 41 Section H as shown on the above mentioned plan.

BEING the same premises which Rich M. Clairmont and Sharon R. Clairmont by Deed dated 8/30/02 and recorded 10/15/02 in Montgomery County in Deed Book 5429, Page 1767 granted and conveyed unto Paul J. Stacom. And the said Paul J. Stacom departed this life on 1/31/2014, vesting title solely in Andrew Stacom, Solely in His Capacity as Heir of Paul J. Stacom, Deceased as of the date of his death.

Parcel Number: 58-00-14578-00-7.

Location of property: 526 Philadelphia Avenue, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of Paul J. Stacom, Deceased and Andrew Stacom, Solely in His Capacity as Heir of Paul J. Stacom, Deceased** at the suit of Midfirst Bank. Debt: \$202,151.91.

**Matthew K. Fissel**, Attorney. I.D. #314567

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

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

12-08957

**PREMISES 'A'**

ALL THAT CERTAIN message and lot or piece of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being Lot No. 19 on a certain plan of lots made by Albright and Mebus, C.E., Glenside, Pennsylvania, for Fred J. Koeberie, June 10, 1924, known as 'Fernhill Heights' and recorded at Norristown, Pennsylvania, in Deed Book No. 924, Page 600.

**PREMISES 'B'**

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

BEGINNING at a point in the Northerly side of Fernhill Road (40 feet wide) at the distance of 339.81 feet measured Southeastwardly along the side of Fernhill Road from the intersection which the said side of Fernhill Road produced makes with the Southerly side of Edge Hill Road (47 feet wide) produced; thence along Lot No. 29 North 90 degrees, 38 minutes, 28 seconds West, 148.92 feet to a point, a corner of Lot No. 19; thence along the same and partly along Lot No. 15 North 70 degrees, 21 minutes, 32 seconds East, 75 feet to a point; thence through Lot No. 51 North 19 degrees, 38 minutes, 28 seconds East, 150 feet to a point in the aforesaid Northerly side of Fernhill Road; thence along the same South 70 degrees, 21 minutes, 32 seconds West, 63.65 feet to a point of curve; thence by a line extending in a Southwesterly direction curving to the right with a radius of 60 feet the arc distance of 11.42 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by John James Corbett and Wilhelmina Corbett, his wife by Deed dated 3/3/61 and recorded in Deed Book 3142, Page 211.

TITLE TO SAID PREMISES IS VESTED IN Karen R. Johnson and George P. Gakoumis, unmarried, Joint Tenants With the Right of Survivorship and not as Tenants in Common, by Deed from George P. Gakoumis, an individual, unmarried, dated 06/27/2009, recorded 07/10/2009 in Book 5736, Page 1483.

Parcel Number: 30-00-16344-00-6.

Location of property: 841 Edge Hill Road, Glenside, PA 19038-3821.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George Gakoumis and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of CitiMortgage, Inc. s/b/m to ABNAMRO Mortgage Group, Inc. Debt: \$153,597.43.

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

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

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

12-19205

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected being situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Section Two of "Justin Farm" made for Chapel Hill Development Corporation, by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors dated April 15, 1963 and last revised March 29, 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 108, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mettler Road said point being the four following courses and distances from a point of curve on the Southwesterly side of Somers Road: (1) leaving Somers Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Mettler Road; (2) South 27 degrees, 20 minutes, 30 seconds West along the Northwesterly side of Mettler Road 180 feet to a point of curve on the same; (3) Southwestwardly and Northwestwardly partly along the Northwesterly side of Mettler Road and partly along the Northeasterly side of Mettler Road on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 196.35 feet to a point of tangent on the Northeasterly side of Mettler Road; and (4) 62 degrees, 39 minutes, 30 seconds West along the Northeasterly side of Mettler Road 290 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Mettler Road 125 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Mettler Road 160 feet.

TITLE TO SAID PREMISES IS VESTED IN Linda Weissman-Wattenmaker, married, by Deed from Thomas A. Sweeney and Gloria Sweeney, a/k/a Gloria F. Sweeney, h/w, dated 12/30/1999, recorded 01/13/2000 in Book 5303, Page 1577.

Parcel Number: 41-00-05701-00-9.

Location of property: 1169 Mettler Road, Huntingdon Valley, PA 19006-1909.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Weissman-Wattenmaker and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services. Debt: \$151,826.85.

**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.

12-21252

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made April 14, 1953, by Russell S. Lyman, Registered Professional Engineer and Surveyor, Huntingdon Valley, PA, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brae Bourne Road (fifty feet wide), said point being an arc distance of one hundred forty-one and seven one-hundredths feet and having a radius of four hundred feet from a tangent point, said tangent point being two hundred five and thirty-seven one-hundredths feet North forty-nine degrees, fifty-seven minutes West from a radius corner to Pine Road (forty-six and five-tenths feet wide), (formerly thirty-three feet wide, widened thirteen and five-tenths feet on the Northwesterly side), said radius corner having a radius of twenty-four feet an arc distance of thirty-seven and twenty-six one-hundredths feet curving to the right from a tangent point on the Northwesterly side of Pine Road; thence extending along the Northeasterly side of Brae Bourne Road along a curve to the left an arc distance of one hundred eighteen and seventy-nine one-hundredths feet to a point; thence a new line cutting through the land of Robert H. Hewitt, North thirty-eight degrees, fifteen minutes, forty-four seconds East, three hundred forty-three feet to a point in Ormond R. Golcher's Southwesterly line; thence with said line South fifty-six degrees, one minute, fifty-eight seconds East, one hundred seventeen feet to the Northwesterly line of land about to be acquired by Woodman J. Herr; thence with his line South forty degrees, twenty-seven minutes, twenty-six seconds West, two hundred ninety-eight and sixty one-hundredths feet to the place of beginning.

BEING the same premises which Warren J. Schreiner and Andrea G. Schreiner by Deed dated 3/26/2010 and recorded 3/31/2010 in Montgomery County in Deed Book 5762, Page 1892 granted and conveyed unto Paul M. Stilwell.

Parcel Number: 41-00-00901-00-3.

Location of property: 245 Brae Bourne Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul M. Stilwell** at the suit of Bayview Loan Servicing, LLC. Debt: \$362,148.68.

**Matthew K. Fissel**, Attorney. I.D. #314567

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 Newlands Asset Holding Trust Care of U.S. Bank National Association. Debt: \$216,421.53.

**Matthew K. Fissel**, Attorney. I.D. #314567

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is 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 Dominic 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 minute 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 Sceiscio 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: \$227,636.16.

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

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

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

13-05370

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 1 now or about to be conveyed by Stuart A. and Maris Lillian Meloy, said point being on the Westerly property line of Sunnyside Avenue (50 feet wide) and being distant from a corner lands of Michael and Frances Lengyal in the middle of Sunnyside Avenue the following two courses and distances, to wit: (1) North 5 degrees, 16 minutes, 20 seconds West, 83.64 feet; and (2) South 67 degrees, 45 minutes West, 26.14 feet to the aforesaid point of beginning; thence continuing along the Northerly side of Lot No. 1 South 67 degrees, 46 minutes West, 225.65 feet to a corner on line of lands of Robert G. Brower; thence along the same North 27 degrees, 15 minutes West, 80.31 feet to a corner other lands of Stuart A. and Maria Lillian Meloy designated as Lot No. 3; thence along the same North 67 degrees, 46 minutes East, 249.96 feet to a corner on the Westerly right-of-way aforesaid Sunnyside Avenue; thence along the same South 29 degrees, 36 minutes, 30 seconds East, 16.56 feet and South 5 degrees, 16 minutes, 20 seconds East, 66.46 feet to a corner and place of beginning.

CONTAINING 20,565 square feet of land.

BEING all of Lot No. 2.

TITLE TO SAID PREMISES IS VESTED IN Marius Catanici and Erica Bugar, by Deed from Robert E. Winters, Jr., dated 07/31/2003, recorded 09/05/2003 in Book 5471, Page 2052. Mortgagor Marius Catanici a/k/a Marius Catanici a/k/a Jean Marius Catanici died on June 26, 2012 and upon information and belief, her surviving heir is Erica Bugar.

Parcel Number: 42-00-04832-50-8.

Location of property: 2012 Sunnyside Avenue, Pottstown, PA 19464-3027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erica Bugar, Individually and in Her Capacity as Heir of Marius Catanici, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marius Catanici a/k/a Jean Marius Catanici, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$291,425.70.

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

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

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

13-05703

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Providence Township**, County of Montgomery, State of Pennsylvania.

DESCRIBED according to a Subdivision Plan of 'Fox Run' made by Showalter & Associates, dated July 8, 1997 and last revised November 14, 2000 and recorded in Montgomery County in Plan Book A-60, Page 162-163, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Carriage Circle (50 feet wide) which point of beginning is common to this Lot and Lot No. 10 as shown on said plan; thence extending from said point of beginning, South 37 degrees,

09 minutes, 58 seconds West along the Northwesterly side of Carriage Circle 127.30 feet to a point; thence extending North 49 degrees, 16 minutes, 41 seconds West, 200.39 feet to a point, a corner of Open Space as shown on said plan; thence extending along the same, North 37 degrees, 09 minutes, 58 seconds East, 114.87 feet to a point, a corner of Lot No. 10 as shown on said plan, which point is also at the head of a certain 20 feet wide storm sewer easement; thence extending along Lot No. 10, South 52 degrees, 50 minutes, 02 seconds East, through the bed of said storm sewer easement, 200.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Ramirez and Ivette Ramirez, h/w, by Deed from K. Hovnanian Eastern Pennsylvania, LLC, dated 05/16/2002, recorded 05/28/2002 in Book 5409, Page 2240.

Parcel Number: 61-00-00870-12-2.

Location of property: 20 Carriage Circle, Royersford, PA 19468-3222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter A. Ramirez a/k/a Peter Ramirez and Ivette Ramirez** at the suit of Bayview Loan Servicing, LLC. Debt: \$415,805.95.

**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.

13-12905

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Telford Borough**, Montgomery County, Pennsylvania described according to a survey and plan made of Telford Gardens, made by Herbert H. Metz, Inc., R.E. Lansdale, PA on 4/30/58 and last revised 10/16/58, as follows, to wit:

BEGINNING at a point on the East side of Franconia Avenue (fifty feet wide) which point is measured on the arc of a circle curving to the left having a radius of one hundred and eighty feet the arc distance of sixty-five and fifty-seven one-hundredths feet from a point, which point is measured North twelve degrees, nineteen minutes East, ninety-one and sixty-two one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet from a point on the Northeast side of Branch Avenue (fifty feet wide); thence extending along the East side of Franconia Avenue along the arc of a circle curving to the left having a radius of one hundred and eighty feet the arc distance of sixty-five and nineteen one-hundredths feet to a point; thence extending North sixty degrees, forty-one minutes, forty seconds East, one hundred and forty-five and forty-seven one-hundredths feet to a point; thence extending South forty-three degrees, thirty-two minutes East, one hundred and forty and seventy-two one-hundredths feet to a point; thence extending South eighty-one degrees, twenty-six minutes, forty seconds West, two hundred and five and four one-hundredths feet to a point on the East side of Franconia Avenue, the first mentioned point and place of beginning.

BEING Lot No. 29 Section No. 1 Telford Gardens.

Parcel Number: 22-02-00658-00-2.

Location of property: 297 Franconia Avenue, Telford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kathryn Jane Scott** at the suit of Souderton Area School District. Debt: \$4,466.60.

**James R. Wood**, Attorney.

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

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

13-14750

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground, situate in North Hills (formerly North Glenside) in **Abington Township**, County of Montgomery and State of Pennsylvania described according to a survey thereof made by Edmund A. Bitting, Registered Engineer, Abington, Pennsylvania March 6, 1950, as follows:

BEGINNING at a point in the Southeasterly side of Tennis Avenue (50 feet wide) said point being at the distance of 405.94 feet measured North 37 degrees, 12 minutes East from the intersection which the said side of Tennis Avenue makes with the Northeasterly side line of Mount Carmel Avenue (50 feet wide); thence South 52 degrees, 48 minutes East, 145 feet to a point; thence North 37 degrees, 12 minutes East, 80 feet to a point; thence North 52 degrees, 48 minutes West, 145 feet to a point in the Southeasterly side of Tennis Avenue; thence South 37 degrees, 12 minutes West, 80 feet to a point, the place of beginning.

BEING Lots numbered 27, 28, 29 and 30 on the said survey.

Parcel Number: 30-00-66296-00-4.

Location of property: 135 Tennis Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Paul J. Downs and Lisa A. Downs** at the suit of Abington School District. Debt: \$5,057.28.

**James R. Wood**, Attorney.

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

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

13-15700

ALL THAT CERTAIN lot or piece of ground, with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania., described according to a plan made of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book Volume A-23, Page 87, on January 3, 1975, more fully bounded and described, as follows:

BEGINNING at a point, the Southwesterly corner of Lot No. 195, being 5.00 feet from the front of the building erected thereon and being the Northwesterly corner of Lot No. 194; thence from the point of beginning North 7 degrees, 44 minutes West, 25.02 feet to a point, (the breadth or front of the lot); thence extending North 82 degrees, 16 minutes East, 64.53 feet to a point, (the depth of the lot); thence South 7 degrees, 44 minutes East, 25.02 feet to a point, (the breadth or back of the lot); thence along land of Lot No. 194 and through the party wall (the depth of the lot), the three following courses and distances: (1) South 82 degrees, 16 minutes West, 17.00 feet to a point, (the back of the unit); (2) South 82 degrees, 16 minutes West, 42.53 feet to a point, (the front of the unit); (3) South 82 degrees, 16 minutes West, 5.00 feet to a point and place of beginning.

BEING Lot #195.

CONTAINING 0.03706 acres or 1,614.33 square feet.

Parcel Number: 48-00-01418-05-5.

Location of property: 246 Lexington Road, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert W. Crew and Vicki L. Crew** at the suit of Perkiomen Valley School District. Debt: \$2,801.31.

**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.

13-16806

ALL THE FOLLOWING three tracts of real estate lying and being, situate in **Upper Dublin Township**, Montgomery County Pennsylvania, more fully bounded and described, as follows, to wit:

Tract No. 1

A. ALL THAT CERTAIN piece or parcel at ground described according to a certain Plan of Property made for Mr. Ernest F. Gunn by George B. Mebus, Registered Professional Engineer, dated February 13, 1953 and revised November 6, 1953, as follows, to wit:

BEGINNING at a point in the center line of Dillon Road (formerly known as Jarrett Road) (33 feet wide) a corner of Parcel No. 2 on said plan, said point being at the distance of 750.99 feet measured North 42 degrees, 01 minute East along the center line of Dillon Road from its point of intersection with the extended Northeastly side of Limekiln Turnpike (50 feet wide); thence extending from said point of beginning North 42 degrees, 01 minute East along the center line of Dillon Road 20 feet to a stone, a corner of Parcel No. 4 on said plan; thence extending South 47 degrees, 59 minutes East along Parcel No. 4 crossing the Southeastly side of Dillon Road 1,150.02 feet to a stone; thence extending South 41 degrees, 49 minutes West, 20 feet to a point, a corner of Parcel No. 2 aforesaid; thence extending North 47 degrees, 59 minutes West along Parcel No. 2 recrossing the Southeastly side of Dillon Road 1,150.02 feet to the first mentioned point and place of beginning.

B. ALL THAT CERTAIN piece or parcel of ground described according to a certain Plan of Property made for Mr. Ernest F. Gunn by George B. Mebus, Registered Professional Engineer, dated February 13, 1953 and revised November 6, 1953, as follows, to wit:

BEGINNING at a point in the center line of Dillon Road (formerly known as Jarrett Road) (33 feet wide) a corner of Parcel No. 2 on said plan, said point being at the distance of 750.99 feet measured North 42 degrees, 01 minute East along the center line of Dillon Road from its point of intersection with the extended Northeastly side of Limekiln Turnpike (50 feet wide); thence extending from said point of beginning North 42 degrees, 01 minute East along the center line of Dillon Road 20 feet to a stone, a corner of Parcel No. 4 on said plan; thence extending South 47 degrees, 59 minutes East along Parcel No. 4, crossing the Southeastly side of Dillon Road 1,150.02 feet to a stone; thence extending South 41 degrees, 49 minutes West, 20 feet to a point, a corner of Parcel No. 2 aforesaid; thence extending North 47 degrees, 59 minutes West along Parcel No. 2, recrossing the Southeastly side of Dillon Road 1,150.02 feet to the first mentioned point and place of beginning.

Tract No. 2

ALL THAT CERTAIN lot or piece of ground, bounded and described according to a survey and plan thereof, made July 24, 1923, by Weir and Thieme, Civil Engineers, as follows, to wit:

BEGINNING at a point in the middle of a public road called Jarrett Road (33 feet wide) (now Dillon Road) leading from the Limekiln Turnpike to the Welsh Road, at the distance of 561.65 feet Northeastwardly from the intersection of this middle line of said Jarrett Road (now Dillon Road) and the Easterly side of the Limekiln Turnpike (50 feet wide); thence extending along the middle of said Jarrett Road (now Dillon Road) North 42 degrees, 1 minute East, 189.34 feet to a point; thence extending South 47 degrees, 59 minutes East, 1,150.02 feet to a point; thence extending South 41 degrees, 49 minutes West, 189.34 feet to a point; thence extending North 47 degrees, 59 minutes West, 1,150.66 feet to a point in the said middle line of Jarrett Road (now Dillon Road) and place of beginning.

CONTAINING 5 acres of land.

Tract No. 3

BEGINNING at a point on the Southwesterly line of land now or formerly of John E. and Anna M. Bottke, said point being at the distance of 484 feet measured along the said line South 47 degrees, 59 minutes East from a point on the center line of Dillon Road (formerly Jarrett Road) (33 feet wide), said last mentioned point being at the distance of 770.99 feet measured along the said center line of Dillon Road North 42 degrees, 01 minute East from a point of intersection which the center line of Dillon Road makes with the Northeasterly side of Limekiln Turnpike (50 feet wide); thence from the place of beginning and crossing land now or formerly of John E. and Anna M. Bottke, of which this is a part, North 42 degrees, 01 minute East, 90 feet to a point; thence along the Northeasterly line of land now or formerly of John E. and Anna M. Bottke South 47 degrees, 59 minutes East, 665.69 feet to a point; thence along the Southeasterly line of land now or formerly of John E. and Anna M. Bottke, South 41 degrees, 49 minutes West, 90 feet to a point; thence along the Southwesterly line of land now or formerly of John E. and Anna M. Bottke, North 47 degrees, 59 minutes West, 666.02 feet to a point, the place of beginning.

Parcel Number: 54-00-04714-00-2.

Location of property: 1537 Dillon Road, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gregory G. Mitsch, Executor of the Estate of Mary E. Mitsch** at the suit of School District of Upper Dublin. Debt: \$10,091.94.

**James R. Wood**, Attorney.

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

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

13-23811

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 161 on Plan of Glenside Village, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 1910, Page 601 and described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer of Jenkintown, Pennsylvania, on May 16th, 1950 and revised September 15, 1950, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Harmony Lane (40 feet wide) at the distance of 62.55 feet measured North 34 degrees, 51 minutes, 30 seconds West along said side of Harmony Lane from a point of tangent which point of tangent is at the distance of 227.64 feet measured in a general Northwestwardly direction along said side of Harmony Lane on the arc of a circle curving to the right with a radius of 1070.53 feet from a point of curve which point of curve is at the distance of 120 feet measured Northwestwardly along said side of Harmony Lane from the point of radial intersection of the Northeasterly side of Harmony Lane with the Northwesterly side of Highland Avenue (50 feet wide); thence extending from point of beginning North 34 degrees, 51 minutes, 30 seconds West, along said side of Harmony Lane, 65 feet to the point of radial intersection of the Northeasterly side of Harmony Lane with the Southeasterly side of Louise Road (40 feet wide); thence along said radial intersection in a general . Northwardly direction on the arc of a circle curving to the right with a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent on the Southeasterly side of Louise Road; thence along same, North 55 degrees, 8 minutes, 30 seconds, East, 110.96 feet to a point; thence South 34 degrees, 51 minutes, 30 seconds East, 75 feet to a point; thence South, 55 degrees, 8 minutes, 30 seconds, West, 120.96 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain conditions as of record.

Parcel Number: 30-00-27208-00-5.

Location of property: 2035 Harmony Lane, Glenside, PA 19038.

The improvements thereon are: Two story single family residence.

Seized and taken in execution as the property of **Darryl J. Brodzinski and Francena Cedeno-Thomas** at the suit of Jean Wilford. Debt: \$280,857.05.

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

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

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

13-29500

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:

BEGINNING at a point on the Southwest side of Marshall Street, at the distance of 161 feet Southeast of Buttonwood Street; thence along said side of Marshall Street, South 44 degrees, 45 minutes East, 23 feet to a point a corner of S. Russell Neiman's land; thence along said Neiman's land, South 45 degrees, 15 minutes West, 77.03 feet to a point; thence South 45 degrees, West 62.97 feet to the Northeast side of Haws Alley; thence along the said side of said Haws Alley, North 44 degrees, 45 minutes West, 23 feet to a point a corner of Emeline and Bertha Seiser's land; thence along said Seiser's land, the 2 following courses and distances, viz: North 45 degrees, East 62.97 feet to a point and North 45 degrees, 15 minutes East, 77.03 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Jones and Nancy C. Jones, h/w, by Deed from Marie C. Crowther, dated 09/24/1997, recorded 10/08/1997 in Book 5202, Page 1295.

Parcel Number: 13-00-25300-00-4.

Location of property: 1018 West Marshall Street, Norristown, PA 19401-4212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nancy Jones a/k/a Nancy C. Jones and Richard Jones** 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: \$96,280.12.

**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.

13-30362

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan of 'Wrenfield' Kasorex Village 2B prepared from Dratch Construction Company by Showalter and Associates dated August 15, 1988, last revised December 29, 1988 and recorded in the Office for the Recording of Deeds in and for the county of Montgomery at Norristown, Pennsylvania in Plan Book A-50, Pages 437, 438 and 439, as follows, to wit:

BEGINNING at a point on the Southeasterly cul-de-sac Ross Court (of variable width) said point being a corner of Lot 8 as shown on said plan; thence extending along the same, South 10 degrees, 14 minutes, 30 seconds East, a distance of 101.52 feet to a point in line of Lot 17 as shown on said plan; thence extending along the same and along Lot 18, South 70 degrees, 59 minutes, 17 seconds West, crossing 50 feet wide buffer, a distance of 103.82 feet to a point, a corner of land of Arnold and Velta Lukaservices as shown on said plan; thence extending along the same, North 54 degrees, 20 minutes, 0 seconds West, a distance of 22.00 feet to a point, a corner of Lot 6, as shown on said plan; thence extending along the same and recrossing said 50 feet wide buffer North 25 degrees, 53 minutes, 00 seconds East, a distance of 140.00 feet to a point, on the said side of Ross Court; thence extending along the same on the arc of a circle curving to the left, having a radius of 60.00 feet, the arc distance of 37.83 feet to a point being the first mentioned point and place of beginning.

BEING Lot 7 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brett R. Attebery and Eri Attebery, by Deed from Audrey J. Varga, dated 08/27/1998, recorded 08/30/1998 in Book 5242, Page 619.

Parcel Number: 46-00-03283-22-6.

Location of property: 109 Ross Court, North Wales, PA 19454-4210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brett R. Attebery and Eri Attebery** at the suit of Wells Fargo Bank, N.A. Debt: \$292,907.68.

**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.

13-30740

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvement thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plot Plan of Section #2 of 'Wenwood in Abington' made by Herbert H. Metz, Inc., Registered Engineer, of Lansdale, Pennsylvania dated December 1959 and last revised April 14, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rossiter Avenue (fifty feet wide) at the distance of five hundred thirty-one and three one-hundredths feet measured Northwestwardly the four following courses and distances from a point of curve on the Northwestly side of Blue Jay Road (fifty feet wide): (1) on the arc of a circle curving to the left having a radius of twenty feet the arc distance of twenty-seven and twenty-seven one-hundredths feet; (2) North fifteen degrees, twenty-four minutes, thirty seconds West, two hundred fifty-two and twenty-three one-hundredths feet; (3) on the arc of a circle curving to the left having a radius of one hundred thirty feet the arc distance of seventy-one and ninety-three one-hundredths feet; (4) North forty-seven degrees, six minutes, thirty seconds West, one hundred seventy-nine and sixty one-hundredths feet; thence extending along the said Southwesterly side of Rossiter Avenue North forty-seven degrees, six minutes, thirty seconds West, fifty feet to a point; thence through the bed of a certain twenty feet wide drainage right of way South forty-two degrees, fifty-three minutes, thirty seconds West, one hundred thirty-seven and fifty one-hundredths feet to a corner of Lot #49; thence along the same and along line of Lot #50 and passing through the bed of a certain fifteen feet wide drainage right-of-way South forty-seven degrees, six minutes, thirty seconds East, fifty feet to a corner of Lot #67; thence along the same North forty-two degrees, fifty-three minutes, thirty seconds East, one hundred thirty-seven and fifty one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Beverly Briggs and Evelyn Briggs, by Deed from Charles K. Coulter, Executor of the Estate of Geraldine A. Coulter, dated 10/05/2007, recorded 10/15/2007 in Book 5668, Page 1575.

Parcel Number: 30-00-59536-00-5.

Location of property: 2898 Rossiter Avenue, Roslyn, PA 19001-1428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beverly Briggs and Evelyn Briggs** at the suit of Santander Bank, N.A. formerly known as Sovereign Bank, N.A. Debt: \$251,529.68.

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

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

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

13-32989

ALL THAT CERTAIN parcel of land located on the Southeasterly side of Stacie Drive (ultimate right of way 52 feet), situate in **New Hanover Township**, Montgomery County, PA, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1624-3A, dated 6/4/85 as last revised and being Lot No. 8 herein. Bounded on the North by Lot No. 9 of said plan, on the East by the land of Donald P. and Kathleen Gephart, and partly along the land of Lloyd P. and Viola Wahl, on the South by Lot No. 7 of the said plan, and on the West by Stacie Drive, being more fully described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stacie Drive, a corner of this and Lot No. 7 of the said plan, being located the next 7 courses and distances from a point in the center line of Kleman Road (required right-of-way 33 feet - ultimate right-of-way 64 feet): (1) leaving Kleman Road North 50°, East 213.24 feet to a point of curve; (2) along a line curving to the right having a radius of 124 feet the arc distance of 97.39 feet, and a chord bearing and distance of North 72°, 30' East, 94.91 feet to the point of tangent; (3) South 85°, East 120 feet to a point of curve; (4) along a line curving to the right, having a radius of 124 feet an arc distance of 97.39 feet and a chord bearing and distance of South 62°, 30' East, 94.91 feet to a concrete monument, the point of tangent; (5) South 40°, East 319.76 feet to a concrete monument, a point of curve; (6) along a line curving to the left having a radius of 176 feet and arc distance of 276.46 feet to a concrete monument, the point of tangent; and (7) North 50°, East 190.72 feet to the point of beginning; thence from the point of beginning along the Southeasterly side of Stacie Drive, North 50°, East 101 feet to a point, a corner of this and Lot No. 9 on said plan; thence along Lot No. 9 leaving Stacie Drive, South 44°, 46', 50" East, 250.82 feet to a point in the line of the land of Donald P. and Kathleen Gephart, a corner; thence along the land of Donald P. and Kathleen Gephart and partly along the land of Lloyd P. and Viola Wall, South 49°, 59' West, 101 feet to a point, a corner of this and Lot No. 7 on said plan; thence along Lot No. 7 North 44°, 46', 50" West, 250.85 feet to the point of beginning.

BEING Lot No. 8 on said plan.

Parcel Number: 47-00-06820-00-9.

Location of property: 2792 Stacie Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Giuseppe Romano a/k/a Giuseppe Romano** at the suit of Citizens Bank of Pennsylvania. Debt: \$133,347.80.

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

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

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

13-33104

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County and Commonwealth of Pennsylvania, with the improvements thereon erected, known and designated as Lot No. 515 on a Certain Plan of Lots of Ardsley, recorded in the Office for the Recording of Deeds in and for the County of Montgomery aforesaid at Norristown, Pennsylvania in Deed Book No. 527, Page 500.

ALSO ALL THAT CERTAIN lot of land with the improvements thereon erected, situate at Ardsley, **Abington Township**, Montgomery County, Pennsylvania known and designated as Lot No. 516 on a Plan of Lots of Ardsley, recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book No. 527, Page 500.

TITLE TO SAID PREMISES IS VESTED IN James P. Fanelli, Individually, by Deed from James P. Fanelli, Executor Under the Will of Anthony C. Fanelli, Deceased, dated 01/13/1994, recorded 02/22/1994 in Book 5069, Page 2484.

Parcel Number: 30-00-69312-00-3.

Location of property: 726 Tyson Avenue, Glenside, PA 19038-3830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. Fanelli** at the suit of Federal National Mortgage Association. Debt: \$58,454.05.

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

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

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

13-36051

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Terraced Hill Plan of Lots, drawn by Ralph E. Shaner & Son, Engineering Company, dated 3/10/1974 and revised 10/5/1978, said plan recorded in Montgomery County in Plan Book A-37, Page 18, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Allison Drive (formerly known as Terraced Hill Road) said point being measured the two following courses and distances from a point of reverse curve on the Southeasterly side of Terraced Hill Drive (50 feet wide): (1) leaving Terraced Hill Drive along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 26.18 feet to a point of tangent on the Southwesterly side of Allison Drive; and (2) along same South 75 degrees, 56 minutes East, 149.59 feet to the point of beginning, said point also being a corner of Building 3, Unit 1 on said plan; thence extending from said point of beginning along the Southwesterly side of Allison Drive South 75 degrees, 56 minutes East, 34 feet to a point, a corner of Building 2, Unit 4 on said plan; thence extending

along same South 14 degrees, 4 minutes West, 87.50 feet to a point a corner of Building 6, Unit 6 on said plan; thence extending along same North 75 degrees, 56 minutes West, and crossing the Southeasterly side of a 20 feet wide sanitary sewer easement 34 feet to a point in the bed of said easement, said point also being a corner of Building 3, Unit 1 on said plan; thence extending along same and through the bed of said easement North 14 degrees, 4 minutes East, 87.50 feet to the first mentioned point and place of beginning.

Parcel Number: 42-00-04886-01-3.

Location of property: 2600 Allison Drive, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Billy L. Kennon and April M. Kennon, his wife** at the suit of Wells Fargo Bank, N.A. Debt: \$147,590.07.

**Tia Dinh**, Attorney.

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

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

14-02882

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, dated April 1946 and revised June 12th, 1947, as follows, to wit:

BEGINNING at a point in the center line of Church Road at the distance of 653 feet Northeastwardly from a drill hole in concrete in the bed of Ridge Pike; thence along other land of Otto M. Kline and Mildred L., his wife of which this is part North 41 degrees, 41 minutes West, 250 feet to a point in line of land now or late of Harry W. Roediger; thence along said land North 48 degrees, 48 minutes East, 85 feet to a point a corner of land of T. Graham Pugh and Evelyn S. his wife by Deed recorded in Deed Book 1916, Page 575; thence along said land South 41 degrees, 41 minutes East, 250 feet to a point in the center line of Church Road aforesaid; thence along the center line thereof South 48 degrees, 48 minutes West, 85 feet to the place of beginning.

SUBJECT to reservations and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robert P. Stevens by Deed from Robert P. Stevens and Carolyn J. Stevens dated June 30, 2005 and recorded August 5, 2005 in Deed Book 5565, Page 111.

Parcel Number: 43-00-02263-00-7.

Location of property: 21 Church Road, Eagleville, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert P. Stevens** at the suit of Wells Fargo Bank, N.A. Debt: \$100,215.28.

**Joseph F. Riga**, Attorney.

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

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

14-03344

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 7 Section A on plan of Burnside Estates recorded in the Office for the Recording of Deeds in and for the County of Montgomery, Norristown, PA, in Deed Book 1304, Page 601 and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor of Norristown, PA on 3/26/1948, as follows, to wit:

BEGINNING at a point on the Southeast side of Liberty Avenue (50 feet wide) at the distance of 247.50 feet Northeast from the intersection of one extended Southeast line of Liberty Avenue with the extended Northeast line of Marshall Street (50 feet wide) containing in front or breadth on the Southeast side of Liberty Avenue 55 feet and extending of that width in length or depth Southeast between parallel lines at right Angles to said Liberty Avenue 156.93 feet.

Parcel Number: 63-00-04435-00-2.

Location of property: 112 Liberty Avenue, West Norriton, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Leonard G. Bisignaro, Jr. and Christina G. Bisignaro** at the suit of West Norriton Township. Debt: \$3,464.33.

**James R. Wood**, Attorney.

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

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

14-04359

ALL THAT CERTAIN lot or piece of ground, with the message thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 48 in a plan of 85 town lots laid out in said Borough and known as East Lansdale, bounded and described, as follows:

BEGINNING at a stake, a corner in the curb line on the Northeast side of Fourth Street, at the distance of 189 feet Northwestward from the Northwest side of Chestnut Street; thence along said Fourth Street, Northwest 47 feet

to a stake, a corner of now or late B. Newbold's land, or Lot No. 46; thence along the same Northeast 158 feet, 3 inches to a take, a corner at the edge of an alley (20 feet wide); thence along the edge of same Southeast 47 feet to a stake a corner of Lot No. 50 on said plan; thence along the same Southwest 158 feet, 3 inches to the place of beginning.

BEING the same premises which David A Heitz, by Deed dated December 21, 2012 and recorded December 31, 2012 in Montgomery County in Deed Book 5859, Page 2130 granted and conveyed unto Nebkheperura Neblett-El, in fee. Parcel Number: 11-00-06124-00-3.

Location of property: 35 East Fourth Street, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Nebkheperura Neblett-El** at the suit of First Savings Bank of Perkasie. Debt: \$247,708.27.

**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.

14-05996

ALL THAT CERTAIN lot or parcel of land known as Unit 948-Maple Glen Circle, Maple Glen Village, situated in **Lower Pottsgrove Township**, Montgomery County, PA, as shown on an "As-built Plan of House No. 948, Maple Glen Circle" prepared by Bursich Associates, Inc. of Pottstown, PA, Drawing No. 061334-948, dated 7/14/1988, said lot being more fully bounded and described, as follows:

BEGINNING at a point, the Northeasterly property corner of Unit No. 948, said point being situated the five following courses and distances from the intersection of the centerline of Maple Glen Village, with the centerline of Oaktree Court: (1) along a curve concave Northwesterly having a radius of 100 feet and an arc distance of 166.958 feet; (2) North 88 degrees, 53 minutes, 26 seconds West, 25.87 feet; (3) South 1 degree, 6 minutes, 34 seconds West, 52.34 feet; (4) North 88 degrees, 55 minutes, 49 seconds West, 78 feet; (5) South 1 degree, 4 minutes, 12 seconds West, 2 feet, thence from said point of beginning and extending through the party wall between Units 949 and 948 South 1 degree, 4 minutes, 12 seconds West, 33.33 feet; thence along lands of Maple Glen Village North 88 degrees, 55 minutes, 48 seconds West, 18 feet; thence through the party wall between Unit 948 and 947 North 1 degree, 4 minutes, 12 seconds East, 33.33 feet; thence along lands Maple Glen Village South 88 degrees, 55 minutes, 48 seconds East, 18 feet to the first mentioned point and place of beginning.

BEING Unit No. 948 Maple Glen Circle on the above mentioned "As-Built Plan".

Parcel Number: 42-00-03042-29-1.

Location of property: 948 Maple Glen Circle, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Heather E. Miller** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,793.19.

**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.

14-07889

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania known as designated as Lot #3 Section B on plan of lot of J. Willis Galbrarh and Rene J. Galbrarh bounded and described in accordance with a survey thereof made by Herbert H. Metz Registered Engineer on February 6, 1947, as follows, to wit:

BEGINNING at a point in the centerline of Ardin Drive 50 feet wide at the distance of 575 feet Southeasterly from the centerline of Burnside Avenue 33 feet wide a point a corner of Lot #7 Section B on said plan; thence extending along said lot North 44 degrees, 38 minutes East, 225 feet to a point a corner of Lot #15 Section B on plan; thence extending along said lot South 45 degrees, 22 minutes East, 100 feet to a point a corner of Lot #9 Section B on said plan; thence extending along said lot South 44 degrees, 38 minutes West, 225 feet to a point in the said centerline of Arden Drive; thence extending along the said centerline of Arden Drive North 45 degrees, 22 minutes West, 100 feet to the first mentioned point and place of beginning.

Parcel Number: 63-00-00088-00-2.

Location of property: 2013 Ardin Drive, West Norriton, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **El Sayed Gaber and Phyllis Gaber** at the suit of West Norriton Township. Debt: \$1,813.96.

**James R. Wood**, Attorney.

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

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

14-09645

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described in accordance with a Plan of Subdivision made for J.S. Schoelkopf by Urwiler & Walter, Inc. dated January 25, 1968, revised April 8, 1968, as follows, to wit:

BEGINNING at a point in the center line of Church Road, said point being the intersection of Lot No. 3 (lands of J.S. Schoelkopf) and herein described Lot No. 4 with said center line; thence extending along Lot No. 3 North 44 degrees, 56 minutes, 55 seconds East, five hundred sixty-four and twenty-six one-hundredths feet to a point in line of Lot No. 6; thence extending along said Lot South 60 degrees, 15 minutes, 19 seconds East, 20 feet to an iron pin in line of Lot No. 5; thence extending along said lot the following two courses and distances: (1) South 22 degrees, 9 minutes West, 460 feet to an iron pin; (2) South 50 degrees, 4 minutes, 16 seconds West, one hundred fifty-four and thirty one-hundredths feet to a point in the aforementioned center line of Church Road; thence extending along the same the following two courses and distances: (1) North 41 degrees, 54 minutes West, 151 feet to a point; (2) North 45 degrees, 10 minutes West, 33 feet to the point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brent A. Stanek, by Deed from Robert I. Lomax, dated 03/23/1998, recorded 04/06/1998 in Book 5221, Page 1067.

Parcel Number: 45-00-00387-00-9.

Location of property: 1105 Church Road, Sumneytown, PA 18084.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brent A. Stanek** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$93,748.71.

**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.

14-09942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision of Horsham Chase made for the Cutler Group, Inc. made by Urwiler and Walter, Inc. dated 3/21/1998 last revised 3/3/2000 and recorded in Plan Book A-59, Page 211, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of a cul-de-sac of irregular width at the terminus of Franklin Court, said point being a point a corner of Lot 29 as shown on the above mentioned plan; thence extending from said point of beginning and along said lot North 46 degrees, 06 minutes, 06 seconds West, 254.83 feet to a point; thence extending from said point North 37 degrees, 52 minutes, 45 seconds East and crossing a certain 20 feet wide Storm Sewer Easement 126.52 feet to a point a corner of Lot 24 as shown on the above mentioned plan; thence extending along the aforesaid lot, and also along Lot 25 as shown on above mentioned plan, South 46 degrees, 06 minutes, 06 seconds East, 207.67 feet to a point a corner of Lot 27 as shown on the above mentioned plan; thence extending along said Lot South 02 degrees, 06 minutes, 28 seconds East, 129.58 feet to a point of curve on the Northwesterly side of cul-de-sac of irregular width at the terminus of Franklin Court; thence extending along same on an arc of a circle curving to the left, and crossing the Northwesterly side of a certain Storm Sewer Easement having a radius of 60.00 feet and the arc distance of 50.00 feet to the first mentioned point of cul-de-sac and place of beginning.

CONTAINING in area 32,074 square feet.

BEING Lot No. 28 as shown on the above mentioned plan.

Parcel Number: 36-00-04423-03-2.

Location of property: 344 Franklin Court, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard A. Lewis and Trina M. Lewis** at the suit of Wilmington Trust Company as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2003-36XS c/o Citimortgage, Inc. Debt: \$615,976.18.

**Jessica N. Manis**, Attorney. I.D. #318705

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

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

14-16895

ALL THAT CERTAIN lot or piece of land, with the brick message thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being part of Lot No. 52 of the Lansdale Land Company Tract and being bounded and described according to a survey made thereof 5/18/1922 by Metz & Weir, Civil Engineers of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin set for a corner in the Northeasterly side of Mount Vernon Street, 48 feet wide distant 205.96 feet Northwestwardly from the Northwesterly side of Susquehanna Avenue, 44 feet wide; thence extending along said Mount Vernon Street, North 43°, 5' West, 15.33 feet to an iron pin, a corner of this and land conveyed to Lewis B. Uhler, Jr. and Ella P. Uhler; thence along the same, North 46°, 55' East and passing through the middle of the partition walls dividing this and the adjoining dwelling conveyed to Lewis B. Uhler, Jr. and Ella P. Uhler 140.05 feet to an iron pin set in the Southwesterly side line of a 12 foot wide alley; thence along the same, South 43°, 28' East, 15.33 feet to an iron pin, a corner of this and land conveyed to Weldon Bernd and Bertha Bernd; thence along the same South 46°, 55' West and passing through the middle of the partition walls dividing this and the adjoining dwelling of the said Weldon Bernd and Bertha Bernd, 140.16 feet to an iron pin, the place of beginning. All the above named street.

UNDER AND SUBJECT to certain conditions and building restrictions.

BEING the same premises which Sheryl Lynn Kalmbach, by Deed dated April 30, 2003 and recorded in the Montgomery County Recorder of Deeds Office on May 29, 2003 in Deed Book 5457, Page 1248, granted and conveyed unto Thomas Snedeker and Sheri L. Snedeker, husband and wife.

Parcel Number: 11-00-10808-00-8.

Location of property: 323 West Mount Vernon Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.  
Seized and taken in execution as the property of **Sheri L. Snedeker** at the suit of Specialized Loan Servicing, LLC.  
Debt: \$172,898.38.

**LeeAne O. Huggins**, Attorney.

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

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

14-17136

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Laverock Estates made for Wyndmoor Estates, Inc., by George B. Mebus, Inc., Engineers dated January 10, 1962, as follows, to wit:

BEGINNING at a point on the Westerly side of Morgan Lane (50 feet wide) said point being the two following courses and distances from a point of reverse curve on the Southerly side of Cobden Road (50 feet wide): (1) leaving Cobden Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 32.63 feet to a point of tangent on the Westerly side of Morgan Lane; and (2) South 03 degrees, 53 minutes, 24 seconds East along the Westerly side of Morgan Lane 208.66 feet to the point of beginning; thence extending from said point of beginning South 03 degrees, 53 minutes, 24 seconds East along the Westerly side of Morgan Lane 18.00 feet to a point of curve on the same; thence extending Southwardly and Southeastwardly partly along the Westerly and partly along the Southwestly side of Morgan Lane on the arc of a circle to the left having a radius of 200.00 feet the arc distance of 56.11 feet to a point on the Southwestly side of same; thence extending South 70 degrees, 02 minutes, 04 seconds West, 165.15 feet to a point; thence extending North 43 degrees, 15 minutes, 30 seconds West, 23.06 feet to a point; thence extending North 10 degrees, 31 minutes, 30 seconds East, 104.58 feet to a point; thence extending North 86 degrees, 06 minutes, 36 seconds East, 139.46 feet to the first mentioned point and place of beginning.

BEING Lot Number 19 as shown on the above mentioned plan.

BEING the same premises which Federal Home Loan Mortgage Corporation by its Attorney in Fact, Prudential Residential Service Limited Partnership (Power of Attorney, dated 06/20/1996 recorded in Montgomery County on 08/06/1996 in Volume 194, Page 2243) by Deed dated 07/30/1997 recorded 10/01/1997 in the County of Montgomery in Deed Book 5201, Page 1188 conveyed unto Vincent S. Cowell, in fee.

TITLE TO SAID PREMISES IS VESTED IN Roger Paris, Jr. and Nyesha Paris by Deed from Vincent Cowell dated 04/27/07 and recorded on 05/09/07 in the Montgomery County Recorder of Deeds in/at Instrument Number 2007057451.

Parcel Number: 31-00-19627-00-7.

Location of property: 7732 Morgan Lane, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Roger Paris, Jr., Original Mortgagee and Real Owner and Nyesha Paris, Real Owner** at the suit of Nationstar Mortgage, LLC. Debt: \$667,573.38.

**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.

14-17215

TRACT NO. 1

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

BEGINNING at an iron pin in the Green Lane and Goshenhoppen Turnpike Road, now Route #29, a corner of a lot of land belonging to the Estate of now or late Richard Biting, deceased; thence by said lot, South 54 3/4 degrees, West 150 feet to a point, a corner; thence by land of now or late Levi Biting, North 25 1/4 degrees, West 45 feet to a stake, a corner; thence North 54 3/4 degrees, East 130 feet to another pin in said Turnpike Road, now Route #29, a corner; thence along said road, South 25 1/4 degrees, East 45 feet, to the place of beginning.

TRACT NO. 2

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

BEGINNING at an iron pin in the Easterly line of the West side alley at the line now or late Francis Renninger's land; thence along said alley North 21 3/4 degrees, West 78 feet, 2 inches to an iron pin in the line of now or late of Pennsburg Realty Company, Inc.; thence along the same, North 69 1/4 degrees, East 152 feet, 3 1/2 inches to a cut in the Westerly curb line of Main Street; thence by other land of the said Pennsburg Realty Company, Inc., South 55 3/4 degrees, West 131 feet and 8 inches to a stone, a corner; thence by the same South 23 1/4 degrees, East 45 feet to an iron pin, a corner in the line of said Francis Renninger's land; thence along the same, South 8 1/4 degrees, West 24 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barry A. Hayward by Deed from Sandra J. Pomerantz dated October 30, 2002 and recorded October 31, 2002 in Deed Book 5432, Page 1605.

Parcel Number: 15-00-01543-00-8.

Location of property: 627 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barry A. Hayward** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC. Debt: \$286,813.26.

**Jacob M. Ottley**, Attorney.

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

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

14-19241

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Franklin and Lindsey Registered Professional Engineer, dated 8/12/1940, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Overhill Road (50 feet wide) which point is measured North 10 degrees, 58 minutes East, 92.5 feet from a point of curve on the said side of Overhill Road, which point is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 32.96 feet from a point of tangent on the Northwesterly side of Lanfair Road (50 feet wide).

CONTAINING in front or breadth on said Overhill Road 55 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Overhill Road 115 feet. The Northeast line thereof passing through a certain driveway between these and the premises adjoining on the Northeast.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance of exit into and from the said Overhill Road of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as laid down as above mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the Northeast at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owners of the said premises, but not otherwise, and subject to the payment 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 passageway as planned and now laid out.

UNDER AND SUBJECT to restrictions and reservations of record.

Parcel Number: 31-00-21637-00-4.

Location of property: 7413 Overhill Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Mason and Marisha N. Mason** at the suit of Citimortgage, Inc. Debt: \$268,485.08.

**Jessica N. Manis**, Attorney. I.D. #318705

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

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

14-22521

ALL THAT CERTAIN unit or parcel of land, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania and designated and shown on Plan of Sawmill Valley Section III, Phase II (Sawyer's Creek) and Phases I and II made by Urwiler and Walter, Inc., Sumneytown, PA dated 7/22/1983 and revised 8/26/1983 and recorded in Plan Book A-45, Page 34, 35 and 36 and designated as Unit No. 63.

TOGETHER with and subject to the rights, conditions, provisions and restrictions as set forth in a certain Declaration of Restrictions Covenants and Easements of Sawyer's Creek.

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

BEING the same premises which Michele L. Larocca by Deed dated 8/26/2005 and recorded 9/13/2005 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book 05570, Page 1466 granted and conveyed unto Angela Toro.

Parcel Number: 36-00-11666-62-8.

Location of property: 63 Ash Stoker Lane, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Angela Toro** at the suit of Newlands Asset Holdings Trust Care of U.S. Bank Trust National Association. Debt: \$194,843.91.

**Matthew K. Fissel**, Attorney. I.D. #314567

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

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

14-24607

ALL THOSE CERTAIN parcels of land, in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated, as follows:

Premises "A"

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, being the Northwesterly half of Lot No. 146 on a Certain Plan of Lots of Hunter & Evans, recorded at Norristown in Deed Book No. 330, Page 111, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Avenue (fifty feet wide) at the distance of two hundred and twenty-five feet Northwestwardly from the Northwesterly side of Grove Avenue (fifty feet wide).

CONTAINING in front or breadth on said side of Jefferson Avenue twenty-five feet and extending Southwestwardly of that width in length or depth between parallel lines at right angles to said Jefferson Avenue one hundred and fifty feet, the Southeasterly line thereof passing through the center of the party wall of the said message.

BOUNDED Northwestwardly by Lot No. 147, Southwestwardly by Lot No. 119, Southeastwardly by balance of Lot No. 146 and Northeastwardly by Jefferson Avenue aforesaid.

Premises "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot No. 147 on a certain survey and plan of lots recently made by Hunter & Evans, Surveyors, and recorded in the Office for Recording Deeds, in and for the County of Montgomery at Norristown, in Deed Book No. 330, Page 111 and being on the Southwesterly side of a certain fifty feet wide street or avenue designated on said plan as Jefferson Avenue.

BEGINNING at a point on the said side of Jefferson Avenue and the distance of two hundred and fifty feet Northwestwardly from the Northwesterly side of Grove Avenue.

CONTAINING in front or breadth on said Jefferson Avenue fifty feet and extending of that width in length or depth between parallel lines at right angles to said Jefferson Avenue on hundred and fifty feet.

BOUNDED on the Southeast by Lot No. 146, on the Southwest by Lot No. 120, on the Northwest by Lot No. 148 and on the Northeast by Jefferson Avenue aforesaid.

BEING the same premises which William Benner Farran, Executor of the Estate of Charles Mongo, Deceased, by Deed dated December 4, 1969 and recorded December 15, 1969 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 3581, Page 1093, granted and conveyed unto William A. Mack, Jr. and Barbara Mack, his wife.

AND the said William A. Mack, Jr., hereby departed this life on or about June 8, 2008, thereby vesting title solely in his wife, Barbara Mack.

Parcel Number: 31-00-15403-00-1.

Location of property: 518 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Barbara Mack and United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-13. Debt: \$130,240.66.

**LeeAne O. Huggins**, Attorney.

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

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

14-26310

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Land Site Plan "Cluster Development of Peace Tract" made for Oxford Land Development, Ltd., by Fioravanti, Inc., Southampton, PA dated 12/12/2000 and last revised 1/8/2001 and recorded in Land Site Plan Book L-5, Page 407 bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Red Stone Lane (50 feet wide) a corner of this and Lot No. 10 on the above plan; thence extending along Lot No. 10 North 50 degrees, 22 minutes, 33 seconds West, 214.58 feet to a point on the Southeasterly ultimate right-of-way line of Cedar Hill Road; thence extending along Cedar Hill Road North 39 degrees, 37 minutes, 27 seconds East, 196.43 feet to a point at a corner of Open Space; thence extending along Open Space South 30 degrees, 34 minutes, 04 seconds East, 236.46 feet to a point of curve on the Northwesterly side of the cul-de-sac of Red Stone Lane; thence extending along Red Stone Lane the three following courses and distances: (1) along the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 65.93 feet to a point of reverse curve; (2) along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 23.55 feet to a point of tangent; (3) South 60 degrees, 35 minutes, 57 seconds West, 33.30 feet to a point a corner of Lot No. 10 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 9.

BEING THE SAME PREMISES VESTED IN Walter L. Tillman and Brynne J. Tillman, husband and wife by Deed from Red Stone Development Inc., (a PA Corporation) now by merger Oxford Land Development, Ltd. dated 4/26/2005 and recorded 5/23/2005 in Book 05555, Page 0026.

Parcel Number: 39-00-00640-00-5.

Location of property: 1300 Cedar Hill Road, Ambler, Lower Gwynedd Township, Montgomery County, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter L. Tillman, Jr. and Brynne J. Tillman** at the suit of Quaint Oak Bank. Debt: \$647,260.87, plus interest from March 31, 2015 to September 30, 2015 at a per diem rate of \$101.1422 and costs.

**Andrew L. Unterlack**, Attorney, I.D. #94166

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

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

14-26335

ALL THAT CERTAIN lot or piece of land and dwelling thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being Lot #154 on Plan of Belmont Terrace made by George P. Shaner, R.E., of Pottstown, PA, April 20, 1949, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Terrace Lane (60 feet wide) at the distance of 9.79 feet Northeast from the point of intersection of the extended lines of said Terrace Lane and the Northeast side of Mineral Street (50 feet wide), said point of beginning being the end of a radial round corner connecting the Northwest side of

Terrace Lane with the Northeast side of Mineral Street; thence extending along said side of Terrace Lane North 47 degrees, East 55.21 feet to a point, a corner of this and Lot #155 on said plan; thence extending by said Lot #155 at right angles to said side of Terrace Lane North 43 degrees, West 123.12 feet to a corner of this and land now or late of Michael Yonkovitch; thence extending by the same South 46 degrees, 45 minutes West, 67.63 feet to a point on the aforesaid Northeast side of Mineral Street and extending; thence by the same South 44 degrees, 14 minutes East, 111.89 feet to the North end of the aforesaid radius corner; and thence in an Eastern direction on a curve to the left with a radius of 10 feet, the arc distance of 15.40 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Georganna L. Sanders, by Deed from Michele Murray, widow, dated 08/27/2010, recorded 09/03/2010 in Book 5778, Page 1311.

Georganna L. Sanders departed this life on or about 11/25/2013. Her surviving heir at law and next-of-kin is David Sanders.

Parcel Number: 16-00-29116-00-1.

Location of property: 1005 Terrace Lane, Pottstown, PA 19464-4109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of David Sanders, in His Capacity as Administrator and Heir of The Estate of Georganna L. Sanders, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Georganna L. Sanders, Deceased. Debt: \$139,228.25.

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

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

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

14-26958

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania being Lots Nos. 10 and 11 as laid out on a plan for lots L. C. Schneider, bounded and described according to a survey made by Edward Pickering, Jr., Registered Surveyor, Woodbourne, Pennsylvania, on September 29, 1939, as follows:

BEGINNING at a corner of Lot No. 9 in the middle of Home Road (40 feet wide) said point being 156 feet Northwest from the intersection of the middle of Bright Road (40 feet wide) as laid out on said plan; thence by said Home Road, North 48 degrees, 51 minutes West, 120 feet to a corner of Lot No. 12 in the middle of said road; thence by Lot No. 12, North 41 degrees, 9 minutes East, 193.37 feet to a corner in line of land of Paul Gramigna; thence by the same South 48 degrees, 46 minutes East, 120 feet to a corner of Lot No. 9 aforesaid; thence by said Lot No. 9, South 41 degrees, 9 minutes West, 193.2 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Judd Creeden and Allison Creeden by Deed dated 07/24/2006 given by William Rauscher and Johanna Rauscher, husband and wife, recorded 08/18/2006 in Book 5613, Page 255.

Parcel Number: 08-00-02197-00-9.

Location of property: 32 Home Road, Hatboro, PA 19040-2026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allison Creeden a/k/a Allison Claire Creeden and Judd Creeden** at the suit of Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3. Debt: \$306,114.31.

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

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

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

14-28072

ALL THAT CERTAIN message and lot or piece of lands, situate in **Schwenksville Borough**, (formerly the Township of Lower Frederick), County of Montgomery and State of Pennsylvania, bounded and described according to a survey made in March 1942, by Smith & Dimmig, Registered Surveyors of Pennsburg, Pennsylvania, as follows, to wit:

BEGINNING at a point in State Game Farm Road (formerly Park Avenue) (formerly Mill Street) leading from Schwenksville to Limerick Center a corner of this and land now or late of Pritz Metzger and Helen, his wife; thence in and through said State Game Farm Road (formerly Park Avenue), South 87 degrees, 18 minutes West, 75 feet to a point, a corner of land of now or late of Elsie I. Heffelfinger, of which this was a part; thence along said land, North 02 degrees, 45 minutes West, 263.00 feet to a point a corner of land of now or late H. Baldwin; thence by the same, North 89 degrees, 15 minutes East, 176.25 feet to an iron pin, a corner of land of now or late John Smith; thence by the same, South 16 degrees, 14 minutes East, 124.35 feet to an iron pin, a corner of land now or late of Pritz Metzger, et ux. South 85 degrees, 28 minutes West, 129.75 feet to an iron pin, a corner; thence still by said now or late Metzger's land, South 02 degrees, 45 minutes East, 138.70 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Bradbury and Michele A. Bradbury, h/w, by Deed from Robert S. Bradbury and Michele A. Muscarella, dated 01/14/1994, recorded 01/27/1994 in Book 5067, Page 2087.

Parcel Number: 20-00-00524-65-3.

Location of property: 141 Park Avenue a/k/a 141 Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michele A. Bradbury and Robert S. Bradbury** at the suit of Ocwen Loan Servicing, LLC. Debt: \$54,102.99.

**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.

14-29554

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Alfred C. Young, Registered Professional Engineer, Hatboro Pennsylvania, dated June 20, 1956 and revised December 28, 1956, as follows, to wit:

SITUATE at the intersection of the Northwesterly side of Jefferson Avenue (50 feet wide) and the Northeasterly side of Watson Avenue (40 feet wide).

CONTAINING in front or breadth on the Northwesterly side of Jefferson Avenue 96 feet and extending of that width in length or depth Northwesterly between parallel lines at right angles to said Jefferson Avenue, the Southwesterly line thereof along the Northeasterly side of Watson Avenue 125 feet.

Parcel Number: 36-00-11380-00-5.

Location of property: 404 Watson Avenue, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Daniel J. Fiscaro** at the suit of Deutsche Bank National Trust Company, as Trustee for the Holders of New Century Home Equity Loan Trust, Series 2005-A, Asset-Backed Pass-Through Certificates. Debt: \$418,976.04.

**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.

14-31064

ALL THAT CERTAIN message and lot, known as No. 815 West Elm 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 Northeasterly side of Elm Street at the distance of 120 feet Northwesterly from the Northwest side of Haws Avenue, a corner of this and land now or late of Samuel K. Cressman and Ida, his wife (Deed Book 1728, Page 122 etc.); thence along the same Northeasterly at right angles to Elm Street, the line passing through the center of the partition wall between this house and the said adjoining premises, one hundred and twenty feet to land now or late of James M. Martino and Della M. his wife (Deed Book 3274, Page 624 etc.); thence along said Martino's land and parallel to Elm Street Northwesterly 20 feet to land now or late of Elizabeth Y. Prouty (Deed Book 2800, Page 387 etc.); thence along said land Southwesterly, parallel with the first course 120 feet to the Northeast side of Elm Street aforesaid; and thence along the same, Southeasterly, 20 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D Asset-Backed Certificates, Series 2000-D, by Deed from John P. Durante, Sheriff of Montgomery County, recorded May 4, 2005 Book 05552, Page 2437.

Parcel Number: 13-00-11064-00-2, Map #13186 032.

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$78,419.47 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.

14-32187

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, and Commonwealth of Pennsylvania being Lot 'C' on Revised Plan of Lots Part of the Robert B. Haines, Estate, made for Lycoming Estates, Inc., by Haggerty Boucher and Hagan, Inc., Engineers, Abington, PA, January 1959 and revised April 1959 which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Plan Book A-5/3, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenwood Road (50 feet wide) at the distance of 99.55 feet measured on the arc of a circle curving to the right having a radius of 595.15 feet from a point of reverse curve which last mentioned point of reverse curve is measured on the arc of a circle curving to the left, having a radius of 20 feet, the arc distance of 32.78 feet from a point on the Northwesterly side of Lycoming Avenue (50 feet wide); thence extending South 30 degrees, 46 minutes, 16 seconds West, 118.12 feet to a point; thence extending North 53 degrees, 26 minutes, 48 seconds West, 135.12 feet to a point; thence extending North 37 degrees, 54 minutes East, 121.13 feet to a point on the Southwesterly side of Glenwood Road; thence extending along the same on the arc of a circle curving to the left, having a radius of 595.15 feet, the arc distance of 120 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathy Cole Francis, Trust dated 9/4/2003 and Kathy Cole Francis, Trustee, by Deed from Barry Lapides, dated 04/16/2004, recorded 05/26/2004 in Book 5509, Page 258.

Parcel Number: 31-00-12067-00-7.

Location of property: 224 Glenwood Road, Elkins Park, PA 19027-3523.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathy Cole Francis, Trustee, Kathy Cole Francis Trust dated 9/4/2003** at the suit of Wells Fargo Bank, N.A. Debt: \$316,425.96.

**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.

14-32203

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, 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 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 Deed Book 4143, Page 502 and Declaration Plan dated August 24, 1976 and recorded on September 24, 1976 in Condominium Plan Book 4, Page 70 being and designated on Declaration Plan as Unit No. 7 as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.08%.

Parcel Number: 59-00-10421-06-8.

Location of property: 7 Knock North Knoll Circle, Unit 7 a/k/a 7 Knock North Knoll Circle, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Geraldine A. Nowaczyk and Kenneth J. Nowaczyk** at the suit of Citizens Bank of Pennsylvania. Debt: \$165,613.40.

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

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

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

14-33438

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final overall site plan as part of Acorn Hills prepared for Sal Lapio, Inc. by Stout, Tacconelli & Associates, Inc. Civil Engineering and Land Surveying, dated 12/18/2001 and last revised 2/15/2002 and recorded in Plan Book A-61, Page 28, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fagleysville Road (30.00 feet from the centerline), said point being a corner of Lot No. 19 in Pod 'E' (Phase 3) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 19 in Pod 'E' (Phase 3) and crossing limits of waters of the Commonwealth North 47 degrees, 33 minutes, 23 seconds West, 159.90 feet to a point in line of Lot No. 11 in Pod 'E' (Phase 3); thence extending along said Lot No. 11 and 15 in Pod 'E' (Phase 3) and crossing limits of the waters of the Commonwealth North 42 degrees, 18 minutes, 30 seconds East, 150.00 feet to a point a corner of Lot No. 17 in Pod 'E' (Phase 3); thence extending along Lot No. 17 in Pod 'E' (Phase 3) South 47 degrees, 33 minutes, 23 seconds East, 160.25 feet to a point on the Northwesterly side of Fagleysville Road; thence extending along the Northwesterly side of Fagleysville Road, South 42 degrees, 26 minutes, 37 seconds West, 150.00 feet to a point, a corner of Lot No. 19 in Pod 'E' (Phase 3), aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gregory W. Johnson, by Deed from Sal Lapio, Incorporated, a Pennsylvania Corporation, dated 07/03/2003, recorded 07/25/2003 in Book 5466, Page 1123.

Parcel Number: 47-00-06361-02-7.

Location of property: 2881 Fagleysville Road, Gilbertsville, PA 19525-9761.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carolann Johnson and Gregory W. Johnson** at the suit of Bayview Loan Servicing, LLC. Debt: \$510,646.20.

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

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

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

15-00091

ALL THAT CERTAIN unit described as Unit No. C-4 in the 'Oaks' Building, being a unit in 'Spring Mountain Summit Condominium' located on Walnut Street and Centennial Street, in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania as being designated in the Declaration of Condominium of 'Spring Mountain Summit' under the Unit Property Act dated February 22, 1980, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4503, Page 443 & C., and also as being designated on the Declaration Plan of 'Spring Mountain Summit' recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7, Page 80 & c.

TOGETHER with a .91% undivided interest in and to the common element as fully set forth in the aforesaid Declaration of Condominium of 'Spring Mountain Summit'.

UNDER AND SUBJECT to any restrictions, easements and agreements of record.

THE GRANTEE, for and on behalf of the Grantee and the Grantees heirs, personal representatives, successors and assigns, by the acceptance of this Deeds Covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expense in connection with the common elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenants and agrees that the unit conveyed by this Deed shall be subject to a charge for all amounts as assessed and that except in so far as Section 705 and 706 of said Unit Property may relieve a subsequent unit owner of liability for prior unpaid assessments this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Kimberly R. Bernard by Deed from Wendy Lee Alderfer dated July 21, 1999 and recorded August 5, 1999 in Deed Book 5282, Page 1107.

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

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

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Kimberly R. Bernard** at the suit of The Bank of New York Mellon f/k/a The Bank of New York Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee for the Holders of SAMI II Trust 2006-AR7, Mortgage Pass-Through Certificates, Series 2006-AR7. Debt: \$85,470.10.

**Brian T. LaManna**, Attorney.

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

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

15-00922

ALL THAT CERTAIN lot or piece of ground, with a building and improvement erected thereon, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, described according to a plan made of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book Volume A-23, Page 87 on January 2, 1975, more fully bounded and described, as follows, to wit:

BEGINNING at a point, the Southeasterly corner of Lot No. 158 being measured North 25 degrees, 24 minutes, 45 seconds East, 112.08 feet from the intersection of centerlines of Salem Road and Lexington Road (both 50 feet wide); thence from the point of beginning South 83 degrees, 16 minutes, 50 seconds West, 19.96 feet to a point (the breadth or back of the lot); thence along land of Lot No. 159 and through the party wall (the depth of the lot) the 5 following courses and distances: (1) North 6 degrees, 43 minutes, 01 seconds West, 25.00 feet to a point (the back of the unit); (2) South 83 degrees, 16 minutes, 59 seconds West, 0.39 feet to a point; (3) North 6 degrees, 43 minutes, 01 seconds West, 26.43 feet to a point; (4) South 83 degrees, 16 minutes, 59 seconds West, 0.39 feet to a point (the front of the unit); (5) North 6 degrees, 43 minutes, 01 seconds West, 18.45 feet to a point; thence extending North 83 degrees, 16 minutes, 59 seconds East, 20.35 feet to a point (the breadth or front of the lot); thence along land of Lot No. 157 and through the party wall (the depth of the lot) the four following courses and distances: (1) South 6 degrees, 43 minutes, 01 seconds East, 10.45 feet to a point (the front of the unit); (2) South 6 degrees, 43 minutes, 01 seconds East, 34.43 feet to a point; (3) North 83 degrees, 16 minutes, 59 seconds East, 0.39 feet to a point (the back of the unit); (4) South 6 degrees, 43 minutes, 01 seconds East, 25.00 feet to a point and place of beginning.

CONTAINING 0.02319 acres more or less, or 1,402.19 square feet.

BEING the same premises which Linda R. Derstine by Deed dated 12/13/2002 and recorded 12/27/2002 in the County of Montgomery in Deed Book 5440, Page 203, conveyed unto Donna D'Achillo and Wayne Carl, as Joint Tenants With the Right of Survivorship, in fee.

Parcel Number: 48-00-01417-73-1.

Location of property: 182 Lexington Road, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Wayne Carl** at the suit of JP Morgan Chase Bank, N.A. Debt: \$131,846.67.

**Victoria W. Chen**, Attorney. I.D. #317741

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

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

15-01084

ALL THAT CERTAIN lot or parcel of land, situate in **Montgomery Township**, Montgomery County, Pennsylvania, and more particularly described according to a site improvements plan known as Livingston Court, Phase IV made by Oliver & Walter, Inc., E PE dated 11/25/77 and last revised 2/1/78 and recorded in the Office for the Recording of Deeds in and for Montgomery County in Plan Book A-33, Page 18, as follows, to wit:

BEGINNING at a point in the division line between Lots 109 and 110 on the abovementioned plan, said beginning point also being in the Northeasterly corner of Lot 109 and running; thence (1) South 47 degrees, 00 minutes East the distance of 23.12 feet to a point; thence (2) South 43 degrees, 00 minutes West the distance of 55.00 feet to a point; thence (3) North 47 degrees, 00 minutes West crossing the line of a proposed storm sewer easement the distance of 37.00 feet to a point in the division line between Lots 109 and 110, aforesaid; thence (4) North 43 degrees, 00 minutes East re-crossing the line of said proposed storm sewer easement the distance of 46.67 feet to an angle; thence (5) South 77 degrees, 57 minutes, 50 seconds East still along the division line between Lots 109 and 110 the distance of 16.19 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Janos Ramocsai and Debra A. Ramocsai, h/w, by Deed from An V. Trieu, by his Attorney in Fact Agent, Nguyet M. Trieu, by Power of Attorney and Nguyet M. Trieu, dated 04/26/2004, recorded 05/13/2004 in Book 5507, Page 112.

Parcel Number: 46-00-02516-40-8.

Location of property: 110 Livingston Court, North Wales, PA 19454-1027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janos Ramocsai a/k/a James Ramocsal and Debra A. Ramocsai a/k/a Debra A. Ramocsal** at the suit of Santander Bank, N.A. Debt: \$129,853.13.

**Matthew Brushwood**, Attorney. I.D. #310592

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

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

15-01698

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of 'Dublin Chase' made by Michael Britts, Registered Surveyor, dated July 2, 1984 and last revised August 20, 1984 and recorded in Montgomery County in Plan Book A-46, Page 50, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Barton Drive (50 feet wide) at the distance of 22.27 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point on the Southwesterly side of Petty Circle (50 feet wide); thence extending from said point of beginning, Southeastwardly along the Northwesterly side of Barton Drive on the arc of a circle curving to the left having a radius of 450 feet the arc distance of 113.54 feet to a point, a corner of Lot No. 119; thence extending along the same, South 73 degrees, 52 minutes, 00 seconds West, 189.21 feet to a point, a corner of Lot No. 117; thence extending along the same, North 13 degrees, 22 minutes, 00 seconds East, 190.45 feet to a point of curve on the said Southwesterly side of Petty Circle; thence extending along the same, the two following courses and distances, viz: (1) Eastwardly on the arc of a circle curving to the left having a radius of 75 feet the arc distance of 13.74 feet to a point of tangent; and (2) South 87 degrees, 08 minutes, 00 seconds East, 91.72 feet to a point of curve thereon; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 22.27 feet to the first mentioned point of curve and place of beginning.

BEING Lot No. 118 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mitchell A. Gerson and Andrea Gerson, h/w, by Deed from Gwynedd Chase, Inc. (a PA Corporation), dated 03/21/1986, recorded 03/31/1986 in Book 4795, Page 939.

Parcel Number: 54-00-13407-06-6.

Location of property: 5 Petty Circle 165 a/k/a 5 Petty Circle, Fort Washington, PA 19034-2825.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mitchell A. Gerson, Andrea Gerson and The United States of America c/o The United States Attorney for the Eastern District of PA** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$397,252.10.

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

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

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

15-01837

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Ninth Ward of **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a plan known as Norristown Homes, made by Damon and Foster Civil Engineers, dated August 31, 1956, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Logan Street (50 feet wide), at the distance of 229.35 feet measured on a course of South 47 degrees, 58 minutes, 45 seconds East along Logan Street from a point of curve on Logan Street, which point of curve is measured on a line curving to the left, having a radius of 20 feet, the arc distance of 34.67 feet from a point on the Southeasterly side of Arch Street (66 feet wide); thence extending from the first herein above mentioned point of beginning, North 42 degrees, 01 minutes, 15 seconds East, along line of Lot No. 15 on said plan and partly through the party wall of the house erected on this lot and the house erected on the lot adjoining to the Northwest 100 feet; thence extending South 47 degrees, 58 minutes, 45 seconds East, along line of part of Lot No. 17 on said plan, 45.43 feet to a point on the Northwesterly side of Dartmouth Drive (50 feet wide); thence extending South 38 degrees, 50 minutes, 25 seconds West, along Dartmouth Drive 73.59 feet to a point of curve; thence continuing along Dartmouth Drive, on a line curving to the right, having a radius of 459.12 feet, the arc distance of 5.66 feet to a point of curve on Dartmouth Drive; thence extending on a line curving to the right, having a radius of 20 feet, the arc distance of 32.88 feet to a point on the Northeasterly side of Logan Street; thence extending North 47 degrees, 58 minutes, 45 seconds West, along Logan Street, 29.81 feet to the first mentioned point and place of beginning.

BEING the same premises which James Tinsley and Tanya Beckwith n/k/a Tanya Tinsley by Deed dated 4/1/2008 and recorded 6/17/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5696 and Page 1322, granted and conveyed unto James Tinsley, a married man.

Parcel Number: 13-00-21168-00-5.

Location of property: 315 East Logan Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James Tinsley and Tanya Tinsley a/k/a Tanya Beck** at the suit of JP Morgan Chase Bank, National Association. Debt: \$192,484.45.

**LeeAne O. Huggins**, Attorney.

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

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

15-01880

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a certain plan thereof known as Subdivision Plan, Section No. 2 Redate made for Carsek Corn. by Herbert H. Metz, Inc., Registered Engineers dated May 4, 1965 and revised July 6, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-10, Page 118, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hancock Road (41.50 feet wide) said point being the three following courses and distances from a point of curve on the Southeasterly side of Ivy Lane (50 feet wide): (1) leaving Ivy Lane on the arc of a circle curving to the left, having a radius of 20.00 feet, the arc distance of 31.81 feet to a point of tangent on the Northeasterly side of Hancock Road; (2) South 46 degrees, 41 minutes East along the Northeasterly side of Hancock Road, 319.63 feet to a point, an angle; and (3) South 46 degrees, 34 minutes, 30 seconds East, still along the Northeasterly side of Hancock Road, 505.03 feet to the point of beginning; thence extending from said point of beginning, North 44 degrees, 26 minutes East, 185.48 feet to a point; thence extending South 45 degrees, 34 minutes East, 100.00 feet to a point; thence extending South 44 degrees, 26 minutes West, 183.72 feet to a point on the Northeasterly side of Hancock Road aforesaid; thence extending North 46 degrees, 34 minutes, 30 seconds West, along the Northeasterly side of Hancock Road, 100.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 as shown on the above mentioned plan.

Parcel Number: 56-00-03727-00-6.

Location of property: 207 East Hancock Road, North Wales, PA 19454.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Aaron Lowery and The United States of America Department of Justice Room 4400** at the suit of The Bank of New York Mellon et al. Debt: \$319,856.50.

**Richard J. Nalbandian**, Attorney.

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

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

15-02123

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Penssburg Townhouses" made for Pennsburg Townhouse Associates by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 10/21/92 and last revised 1/19/93 and recorded in Plan Book A-54, Page 314, as follows, to wit:

BEGINNING at a point, a corner of said Lot No. 10 being measured North 41 degrees, 41 minutes, 00 seconds West, 8 feet from the Northeasterly corner of Lot No. 11 as shown on above-mentioned plan; thence extending from said place of beginning North 48 degrees, 19 minutes, 00 seconds East, 22.67 feet to a point, a corner; thence extending South 41 degrees, 41 minutes, 00 seconds East, 37 feet to a point, a corner; thence extending South 48 degrees, 19 minutes, 00 seconds West, 22.67 feet to a point in line of Lot No. 11; thence extending along Lot No. 11 North 41 degrees, 41 minutes, 00 seconds West, 37 feet to a point, being the first mentioned point and place of beginning.

BEING known as Lot No. 10 on the above mentioned plan.

BEING the same premises which Steven Geller by Deed dated 10/6/06 and recorded 10/30/06 in Montgomery County Deed Book 5622, Page 205, granted and conveyed unto William E. Harris and Cara N. Harris.

Parcel Number: 15-00-01744-62-6.

Location of property: 588 Penn Street, Arbor Court, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **William E. Harris and Cara N. Harris** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$175,025.89 (total amount of judgment).

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

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

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

15-02306

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey dated February 18, 1980, last revised April 8, 1980, made by Andrew F. Kent, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the South side of Gerloff Road, a corner of Lot Number 1 and in line of lands of Bruce R. Gerloff and Beatrice Gerloff, his wife; thence along lands of Bruce R. Gerloff and Beatrice Gerloff, his wife, South 81 degrees, 10 minutes, 36 seconds West, 159.00 feet to an iron pin on the South side of Gerloff Road, a corner of Lot Number 3; thence along Lot Number 3 the two following courses and distances, viz: (1) crossing Gerloff Road North 21 degrees, 28 minutes, 58 seconds West, passing through an iron pin set in concrete 45.35 feet distant 322.76 feet to an iron pin; and (2) North 66 degrees, 42 minutes, 20 seconds East, 121.81 feet to an iron pin, a corner of Lot Number 1, aforesaid; thence along Lot Number 1, South 26 degrees, 45 minutes, 33 seconds East, passing through an iron pin set in concrete 46.12 feet from the next described corner, 362.99 feet to an iron pin, being the first mentioned point and place of beginning.

BEING Lot Number 2 in the 'Hripto Subdivision' as recorded in the Montgomery County Recorder of Deeds Office in Plan Book A-39, Page 69.

TITLE TO SAID PREMISES IS VESTED IN Carlo P. Divalerio and Debra L. Cutts-McManus, by Deed from James Development, Inc., a Pennsylvania Corporation, dated 06/28/2006, recorded 07/07/2006 in Book 5607, Page 491.

Parcel Number: 37-00-00949-20-2.

Location of property: 419 Gerloff Road, Schwenksville, PA 19473-1625.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carlo P. Divalerio and Debra L. Cutts-McManus** at the suit of Wells Fargo Bank, N.A. Debt: \$136,446.29.

**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.

15-02675

ALL THAT CERTAIN MESSUAGE and lot or piece of land, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described according to survey and plan thereof made by Howard F. Meixner and David Meixner, Registered Surveyors, Collegetown R.D. #2, Pennsylvania, on November 26, 1954, as follows, to wit:

BEGINNING at a point in the center line of State Highway Route #73, at the distance of four hundred eighty-one and five-tenths feet measured along the center line of said State Highway Route No. 73 from the intersection thereof with the center line of Middle Creek Road, thirty-three feet wide, the two following courses and distances: (1) South eighty-seven degrees, twenty-one minutes East, three hundred fourteen feet and two-tenths of a foot to a point of curve; (2) on a curve to the right with a radius of nineteen hundred ten feet and eight one-hundredths of a foot, the arc distance of one hundred sixty-seven feet and three-tenths of a foot; thence from said point of beginning along the center line of State Highway Route No. 73 on a line curving to the right with a radius of nineteen hundred ten feet and eight one-hundredths of a foot, the arc distance of four hundred eleven feet and seventy-five one-hundredths of a foot to a point of tangent; thence continuing along the center line of State Highway Route No. 73, South sixty-nine degrees, twenty-six minutes East, one hundred eighteen feet and eighty-two one-hundredths of a foot to a point, a corner of land now or late of D. Fryer; thence along said land South forty-three degrees, West one hundred ninety-two feet and five one-hundredths of a foot to a point in line of land now or late of C. C. Potter; thence along said land, the two following courses and distances: (1) North fifty-eight degrees, thirty-five minutes West, four hundred thirty-eight feet to a point; (2) North eleven degrees, twenty-five minutes East, sixty-two feet and three-tenths of a foot to the place of beginning.

CONTAINING one acre and four hundred seventeen one thousandths (1.417) of an acre of land, more or less.

BEING the same premises which Pauline G. Riegner by Deed dated even date herewith and intended to be forthwith recorded, granted and conveyed unto Julia E. Grow.

Parcel Number: 47-00-00228-00-4.

Location of property: 1924 Big Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Julia Grow** at the suit of First Savings Bank of Perkasie. Debt: \$161,379.91.

**Jeffrey G. Trauger**, Attorney. I.D. #56008

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

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

15-02722

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Major Subdivision 'Deer Run' made for Conti Construction Company by Eustace Engineering & Associates, dated 11/9/1989 and last revised on 3/17/1995 and recorded in Plan Book A-56, Page 241, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Deer Run Court (of variable width), said point being a corner of Lot No. 41 as shown on the above mentioned plan; thence extending from said point of beginning and along the aforesaid lot North 41 degrees, 48 minutes, 15 seconds West and crossing a certain 2.5 feet wide force main easement 100 feet to a point on line of Open Space; thence extending along the same North 48 degrees, 11 minutes, 45 seconds East, 20 feet to a point a corner of Lot No. 43 as shown on the above mentioned plan; thence extending along the same South 41 degrees, 48 minutes, 15 seconds East and recrossing the aforesaid 2.5 feet wide force easement 100 feet to a point on the Northwesterly side of Deer Run Court; thence extending along the same South 48 degrees, 11 minutes, 45 seconds West, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William F. Maule, Jr., by Deed from Andrea Dipolito-Merone, dated 04/27/2006, recorded 05/03/2006 in Book 5599, Page 785.

Parcel Number: 37-00-06561-32-3.

Location of property: 420 Deer Run Drive a/k/a 420 Deer Run Court, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William F. Maule, Jr.** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$204,899.15.

**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.

15-02809

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of major subdivision "Deer Run" made for Conti Construction Company by Eustace Engineering & Associates, dated 11/9/1989 and last revised on 3/17/1995 and recorded in Plan Book A-56, Page 241, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Doe Court (variable width), at a corner of this and Lot No. 72 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 72 North 58 degrees, 01 minutes, 25 seconds East, 100.00 feet to a point, a corner in line of open space; thence extending along the same South 31 degrees, 58 minutes, 35 seconds East, 20.00 feet to a point, a corner of Lot No. 74; thence extending along the same South 58 degrees, 01 minutes, 25 seconds West, 100.00 feet to a point, a corner on the Northeasterly side of Doe Court; thence extending along the same North 31 degrees, 58 minutes, 35 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 73 on the above mentioned plan.

BEING part of the same premises which Nicholas A. Conti, Jr. by Indenture bearing date the 9th day of July A.D., 1996 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 11th day of July A.D., 1996 in Deed Book No. 5153, Page 2395 etc., granted and conveyed unto Trim Development Company, a PA Corporation, in fee.

TITLE TO SAID PREMISES IS VESTED IN Paul Joseph Kilfeather, by Deed from Trim Development, (a Pennsylvania Corporation), dated 01/14/1998, recorded 01/27/1998 in Book 5214, Page 1160.

Parcel Number: 37-00-00653-23-7, Map #3703IB073.

Location of property: 730 Doe Court, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul Joseph Kilfeather** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$134,816.77 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.

15-02973

ALL THAT CERTAIN one-half of a double frame dwelling and lot or piece of land upon which the same is erected, situate on the West side of North Manatawny Street, in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, as surveyed by Ralph E. Shaner, Licensed Engineer, on November 18, 1940 and having thereon erected a dwelling known as 403 Manatawny Street, Pottstown, PA 19464.

Parcel Number: 16-00-20136-00-8.

Location of property: 403 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Casandra C. Batman and Donald W. Batman** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$92,930.50 (total amount of judgment).

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

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

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

15-03201

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

BEGINNING at a point on the Southeasterly side of Prospect Avenue, a corner of this and land late of Hannah Styer, at the distance of one hundred forty-five feet Northeastwardly from an alley running from Bush Street to Coates Street; thence Northeastwardly along said Prospect Avenue fifteen feet on said side to a stake a corner of this and Lot No. 264 on plan of Jacobs and Body; thence Southeastwardly at right angles to said Prospect Avenue, one hundred twenty feet to land late of Jacobs and Body; thence Southwestwardly along said land, fifteen feet to a point a corner of said Styer's land aforesaid; thence Northwestwardly along said lot, one hundred twenty feet to the place of beginning.

BEING the same premises which Shirley Beall, Executrix of Helen T. Shewchuk Estate, Shirley Beall, Individually, and Paulette Moyer, Individually by Deed dated August 31, 2005 and recorded September 19, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05571, Page 1427, granted and conveyed unto Isaiah Bray and Christina Bray, husband and wife, as Tenants by the Entirety.

Parcel Number: 02-00-04644-00-7.

Location of property: 338 Prospect Avenue, Bridgeport, PA 19405.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Christina Bray and Isaiah Bray** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11, c/o Ocwen Loan Servicing, LLC. Debt: \$144,534.83.

**Andrew J. Marley**, Attorney.

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

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

15-03305

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 2/27/1968 made by George Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Maugers Mill Road (50 feet wide) which point of beginning is measured the distance of 404 feet on the course of South 53 degrees, 15 minutes East from the intersection of the said side of Maugers Mill Road with the line of land now or late of Daniel Gresh, said point of beginning being in line of Lot No. 4; thence extending along the said side of Maugers Mill Road South 53 degrees, 15 minutes East, 100 feet to a point of other land of the grantor herein; thence along line of other land of the grantor herein; thence along line of other land of the grantor herein the following 2 courses and distances: (1) South 36 degrees, 45 minutes West, 225 feet to a point; (2) North 53 degrees, 15 minutes West, 100 feet to a point in line of Lot No. 4; thence along line of Lot No. 4 North 36 degrees, 45 minutes East, 225 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on the aforesaid plan of lots as laid out for Raymond Shaffer.

TITLE TO SAID PREMISES IS VESTED IN Leeann Rafferty, a/k/a LeeAnn Rafferty and Wayne Siegwarth by Deed from Linda P. Howard, by her Agent William J. Shaw, duly constituted and appointed by Power of Attorney dated January 2, 2006, dated May 12, 2006 and recorded June 2, 2006 in Deed Book 05602, Page 2231.

Parcel Number: 60-00-02014-00-5.

Location of property: 104 Maugers Mill Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Leeann Rafferty a/k/a LeeAnn Rafferty and Wayne Siegwarth** at the suit of Deutsche Bank National Trust Company, as Trustee for IndyMac INDX Mortgage Loan Trust 2006-AR15, Mortgage Pass-Through Certificates Series 2006-AR15. Debt: \$291,683.83.

**Joseph F. Riga**, Attorney.

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

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

15-03446

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

BEGINNING at a point at a distance of 174 feet West from the Northwest corner of 2nd and Johnson Streets; thence Northwardly at the right angles with the said 2nd Street, 140 feet to a 20 feet wide alley; thence along said alley Westwardly 21 feet to land now or late of William D. Hertzog; thence Southwardly along the same, 140 feet parallel with the first mentioned line to 2nd Street aforesaid; thence Eastwardly 21 feet to the place of beginning.

BEING the same premises which Christopher J. Trapp and Christine K. Trapp, by Deed dated 5/27/05 and recorded on 7/11/05, in and for Montgomery County Recorder of Deeds Office, Commonwealth of Pennsylvania in Deed Book 5561, Page 1548, granted and conveyed unto George J. Cloud and Grace M. Cloud.

Parcel Number: 16-00-25364-00-9.

Location of property: 19 West 2nd Street, Pottstown, PA 19464.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **George J. Cloud and Grace M. Cloud** at the suit of Resolution Fund, LLC. Debt: \$137,549.17.

**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.

15-03511

ALL THAT CERTAIN stonehouse and lot or piece of land, situate on the East side of Main Street in **Pennsburg Borough**, County of Montgomery and State of Pennsylvania a, being designated as Nos. 584 and 586 Main Street, bounded and described according to a survey made by Horace H. Smith, as follows:

BEGINNING at an iron pin, located eleven feet and one inch from the Easterly curb line of said Main Street at the line of land of now Alvin J. Hoffman, formerly Mary E. Summers; thence along said Main Street North nineteen and three-fourths degrees, West sixty-five feet to an iron pin in the line of land formerly of John Keeler; thence along the same North seventy and one-fourth degrees, East, two hundred and eight feet to the proposed Long Alley; thence along the same South nineteen and three-fourths degrees, East forty feet to an iron pin in the line of now or late Eugene W. Scholl's land; thence by the same South forty-eight degrees, West twenty-seven feet to an iron pin in the line of the aforesaid Alvin J. Hoffman's Land; thence by the same the three following courses and distances, viz: North thirty-four degrees, West twenty-one feet and twelve one hundredths of a foot; thence South forty-seven degrees and twenty minutes West, one hundred and eighteen feet and forty-seven one-hundredths of a foot and South sixty-six and one-half degrees, West seventy-four feet and ninety-one hundredths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John C. Cook by Deed from John C. Cook and Lydia Foster-Cook dated June 16, 2003 and recorded July 8, 2003 in Deed Book 5463, Page 0762.

Parcel Number: 15-00-01126-00-2.

Location of property: 586 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John C. Cook and Carrie A. Cook** at the suit of LSF8 Master Participation Trust. Debt: \$281,974.13.

**Jacob M. Ottley**, Attorney.

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

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

15-03611

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for Hunsberger Builders, Inc., dated 8/1/90 and last revised 1/9/91 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania, in Plan Book A- 52, Page 472 and 473, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Galen Lane, said point being a corner of this and Lot #9; thence extending from said point and place of beginning and extending along Lot #9 South 23 degrees, 35 minutes, 54 seconds West, 192.00 feet to a point a corner; thence extending South 55 degrees, 01 minute, 34 seconds West, 308.97 feet to a point a corner in line of Lot #12; thence extending along the same the (2) following courses and distances, as follows, to wit: thence (1) North 29 degrees, 32 minutes, 34 seconds West, 275.40 feet to a point a corner; thence (2) North 44 degrees, 42 minutes, 29 seconds East, 369.54 feet to a point on the Southwesterly side of Galen Lane; thence extending along the same the (4) following courses and distances, as follows, to wit: thence (1) South 45 degrees, 17 minutes, 31 seconds East, 18.02 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 88.60 feet to a point of tangent; thence (3) South 56 degrees, 31 minutes, 19 seconds East, 142.88 a point of curve; thence (4) on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 25.29 feet to the point and place of beginning.

BEING Lots 10 and 11.

TITLE TO SAID PREMISES IS VESTED IN Bethany Angeles Stein and Kurtis Stein, w/h, by Deed from Albert Fazio and Jennifer L. Fazio, dated 09/26/2008, recorded 10/22/2008 in Book 5711, Page 1707.

Parcel Number: 62-00-00400-68-1.

Location of property: 945 Galen Lane, Schwenksville, PA 19473-1981.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bethany Angeles Stein a/k/a Bethany A. Stein and Kurtis Stein** at the suit of Bank of America, N.A. Debt: \$409,028.73.

**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.

15-04670

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a condominium, located in **Limerick Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration recorded in Deed Book 4860, Page 1162, an Amendment thereto recorded in Deed Book 4863, Page 651; an Amendment thereto recorded in Deed Book 4872, Page 792; Amendment thereto recorded in Deed Book 4881, Page 1409, Amendment thereto recorded in Deed Book 4891, Page 1218; Amendment thereto recorded in Deed Book 4895, Page 2463; Amendment recorded in Deed Book 4905, Page 1362; Amendment thereto recorded in Deed Book 4912, Page 324; Amendment thereto recorded in Deed Book 4918, Page 1836; Amendment thereto recorded in Deed Book 4927, Page 206; Amendment thereto recorded 4932, Page 982; Amendment thereto recorded in Deed Book 4946, Page 2006; Amendment thereto recorded in Deed Book 4957, Page 1481; Amendment thereto recorded in Deed Book 4977, Page 770; Amendment thereto recorded in Deed Book 4985, Page 2371; Amendment thereto recorded in Deed Book 5003, Page 1579; Amendment thereto recorded in Deed Book 5003, Page 2317; Amendment thereto recorded in Deed Book 5011, Page 289; Amendment thereto recorded in Deed Book 5019, Page 2148; Amendment thereto recorded in Deed Book 5045, Page 20; Amendment thereto recorded in Deed Book 5059, Page 843 and Amendment thereto recorded in Deed Book 5103, Page 1302, and the By-Laws for said Condominium dated 12/10/1987 and the Declaration Plan dated 12/01/1987 and recorded as part of the Declaration.

BEING designated as Unit No. 216 together with a proportionate undivided interest in the common elements (as defined in such declaration).

TITLE TO SAID PREMISES IS VESTED IN James J. Cassalia by Deed from John E. Porta dated March 28, 2002 and recorded May 8, 2002 in Deed Book 5406, Page 1976.

Parcel Number: 37-00-00743-91-2.

Location of property: 216 Foxmeadow Drive, Building 2, Condominium 216, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James J. Cassalia** at the suit of OneWest Bank, N.A. Debt: \$159,492.15.

**Brian T. LaManna**, Attorney.

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

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

15-04731

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, Pennsylvania.

BEGINNING at a point on the Northwest side of Cherry Street (33 feet wide) at the distance of 214.13 feet Northeastward from the Northeast side of Moreland Road (33 feet wide).

CONTAINING in front or breadth on the said Cherry Street 60 feet and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Cherry Street 150 feet.

EXCEPTING THEREOUT ALL THAT certain tract of land, situate in **Upper Moreland Township**, County of Montgomery, State of Pennsylvania, bounded and described, as follows according to a plan and survey thereof prepared by Harris, Henry and Potter, Inc., Registered Engineers, Buckingham Professional Building, Buckingham Pennsylvania, dated August 9, 1960, to wit:

BEGINNING at an iron pin (set) said iron pin being North 41 degrees, 59 minutes East, 203.67 feet and North 48 degrees, 1 minute West, 115 feet from the intersection of the Northwesterly right-of-way line of Cherry Street (33 feet wide) with the Northeasterly side of a 10.5 feet strip of land to be used as a widening of Moreland Road; thence (1) along lands of Clara Steever and other lands of A. W. Miller North 48 degrees, 1 minute West crossing over an iron pin 10 feet from the beginning of this line, for a total distance of 35 feet to a 10 inch apple tree; thence (2) still along other lands of Miller North 41 degrees, 59 minutes East, 60 feet to an iron pin pm (set), a corner of other lands of Wilmont M. Chapman; thence along the same South 48 degrees, 1 minute East, 35 feet to an iron pin (set); thence (4) along land, of Lillian M. Lear (of which the within described parcel was formerly a part, as described in Deed Book 1496, Page 368) South 41 degrees, 59 minutes West, 60 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allyn Christopher by Deed from John P. Gannon and Elizabeth A. Foulke, now known as Elizabeth A. Foulke Gannon, dated August 12, 2005 and recorded August 22, 2005 in Deed Book 05567, Page 2072.

Parcel Number: 59-00-02815-00-6.

Location of property: 16 Cherry Street, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Allyn Christopher** at the suit of Navy Federal Credit Union. Debt: \$107,180.95.

**Jacob M. Ottley**, Attorney.

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

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

15-04831

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Village Green, made by Yerkes Engineering Company, Registered Professional Engineer, Bryn Mawr, Pennsylvania on November 7, 1966 revised on July 17, 1967 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-12, Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deerfield Drive fifty feet wide, which point is at the arc distance of thirty-seven and sixty-eight one-hundredths feet measured along the arc of a curve, curving to the right, having a radius of twenty-five feet from a point of curve on the Northeasterly side of Martha Lane fifty feet wide; thence extending from said beginning point and along the said Southeasterly side of Deerfield Drive North 20 degrees, 38 minutes, 30 seconds East, the distance of one hundred twelve feet to a point; thence extending along line of Lot No. 146 on said plan South sixty-nine degrees, twenty-one minutes, thirty seconds East the distance of one hundred forty-nine and forty-two one-hundredths feet to a point; thence extending along line of Lot Nos. 84 and 85 on said plan South thirty-five degrees, twenty minutes, twenty seconds West, the distance of one hundred forty-seven and forty-one one-hundredths feet to a point on the Northeasterly side of Martha Lane, aforesaid; thence extending along the said side of Martha Lane, North sixty-five degrees, forty-three minutes West, the distance of eighty-eight and seventy-nine one-hundredths feet to a point of curve; thence extending along the arc of a curve, curving to the right having a radius of twenty-five feet, the arc distance of thirty-seven and sixty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 147 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Susan Woolbert and Martin Woolbert, by Deed from Robert M. Bokunewicz and Christina H. Bokunewicz, his wife, dated 05/06/2005, recorded 05/24/2005 in Book 5555, Page 559.

Parcel Number: 43-00-02971-00-1.

Location of property: 520 Deerfield Drive, Norristown, PA 19403-1202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin Woolbert and Susan Woolbert** at the suit of Wells Fargo Bank, N.A. Debt: \$261,117.49.

**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.

15-05316

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Greenbriar made by Bursich Associates, Inc., Pottstown, PA dated August 26, 1993 and last revised October 1, 1998 and recorded in the Office of the Recorder of Deeds in Plan Book A-58, Page 76, as follows, to wit:

BEGINNING at a point on the Northerly side of Penny Lane (50 feet wide), a corner of Lot 32 on said plan; thence extending along said Lot 32, 31 and partly along Lot 30, North 00 degrees, 38 minutes, 42 seconds West, 268.33 feet to a point in line of land now or late of Douglass Township; thence extending along said land, South 49 degrees, 53 minutes, 44 seconds East, 162.45 feet to a point, a corner of Lot 34 on said plan; thence along said Lot 34 South 15 degrees, 00 minutes, 08 seconds West, 173.14 feet to a point on the Northerly side of Penny Lane, aforesaid; thence extending along said Penny Lane, the two following courses and distances, viz: (1) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 65.36 feet to a point; and (2) South 83 degrees, 36 minutes, 16 seconds West, 11.69 feet to a point, a corner of Lot 32 on said plan, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David S. Levengood and Joana L. Levengood, h/w, by Deed from Pikeland Estates, Inc., a Pennsylvania Corporation, a corporation, organized and existing under and by virtue of the laws of Pennsylvania by its attorney-in-fact William B. Murdoch, by virtue of a power of attorney recorded in letter of Attorney Book A202, Page 11, dated 08/11/2000, recorded 09/06/2000 in Book 5330, Page 498.

Parcel Number: 32-00-05703-11-9.

Location of property: 1405 Penny Lane, Gilbertsville, PA 19525-8850.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joana L. Levengood a/k/a Joana Levengood and David S. Levengood** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1. Debt: \$319,872.48.

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

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

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

15-05351

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

BEGINNING at a point the intersection of the middle of Marshall Street and the Southeasterly side of Liberty Avenue; thence along the middle of Marshall Street, South 44 degrees, 40 minutes East, 51.66 feet to a point a corner of land of Love; thence along said Loves' land South 45 degrees, 20 minutes West, 200 feet to a corner of Mary Boyle's land; thence along the same North 44 degrees, 40 minutes West, 51.66 feet to a point on the Southeasterly side of Liberty Avenue aforesaid; thence along the said side of said Liberty Avenue North 45 degrees, 20 minutes East, 200 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenn E. Thompson and Joanne C. Thompson, by Deed from Allyson R. Lorenti and Edward J. Lorenti, her husband, dated 07/28/2005, recorded 08/08/2005 in Book 5565, Page 1182.

Parcel Number: 63-00-05143-00-5.

Location of property: 1946 West Marshall Street, Jeffersonville, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joanne C. Thompson and Glenn E. Thompson** at the suit of PHH Mortgage Corporation. Debt: \$303,152.57.

**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.

15-05401

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision prepared for Select Properties by Urwiler & Walter, Inc., Registered Professional Engineers, dated October 27, 1986 and last revised on February 9, 1987 as recorded in Plan Book A-48, Page 231, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Clearbrook Road (54 feet wide), at a point a corner in line of this and Lot No. 3 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 3 North 05 degrees, 40 minutes, 30 seconds West, 204.23 feet to a point, a corner in line of lands now or formerly of Joseph W. Berrwach; thence extending along the same North 63 degrees, 12 minutes East, 40.00 feet to a point, a corner in line of Lot No. 6; thence extending along the same South 45 degrees, 57 minutes, 22 seconds East, 183.30 feet to a point, a corner on the Northwesterly side cul de sac of Clearbrook Road; thence extending along the same on the arc of a circle curving to the left having a radius of 52 feet the arc distance of 35.54 feet to a point of reverse curve; thence extending along the same on the arc of a circle curving to the right having a radius of 40 feet the arc distance of 30.20 feet to a point of compound curve; thence extending along the same on the arc of a circle curving to the right having a radius of 123 feet the arc distance of 77.67 feet to a point of tangent; thence extending along the same South 34 degrees, 19 minutes, 30 seconds West, 50.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Carols E. Deaton by Deed dated July 17, 2006, and recorded August 17, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5612, Page 2803, granted and conveyed to Vincent J. Grosso, Jr., and Lisa M. Grosso.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the aforementioned premise belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right title, interest, property, claim and demand whatsoever of the previous owner, as well at law as in equity, of in and to the same.

Parcel Number: 56-00-01343-068.

Location of property: 1608 Clearbrook Road, Lansdale, PA 19446.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Vincent J. Grosso, Jr. and Lisa M. Grosso** at the suit of Bayview Loan Servicing, LLC. Debt: \$545,415.35.

**Gary W. Darr**, Attorney. I.D. #90857

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

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

15-06539

ALL THAT CERTAIN message and tract 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:

BEGINNING at a point on the Southeast side of Haws Avenue at the distance of 160.00 feet Southwest from Elm Street, a corner of this and lands of Mary L. Roberts; thence, Southeasterly, parallel to Elm Street, the line passing through the middle of the partition wall between this and her house, 128.00 feet to a twenty feet wide alley; thence, Southwesterly, along the Northwest side of said alley 15.00 feet to a point a corner of lands of John Hampton; thence, Northwesterly, by the same, the line passing through the middle of the partition wall between this and his house 128.00 feet to Haws Avenue, aforesaid; thence, Northeasterly, along the Southeast side thereof 15.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debra Campbell and Douglas J. Campbell by deed from Norman J. Venezia and Adelaide H. Venezia dated September 17, 1997 and recorded September 18, 1997 in Deed Book 5200, Page 0777.

Parcel Number: 13-00-16124-00-9.

Location of property: 746 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Debra Campbell and Douglas J. Campbell** at the suit of Federal National Mortgage Association. Debt: \$78,791.08.

**Joseph F. Riga**, Attorney.

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

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

15-06625

ALL THAT CERTAIN unit in the property known, named and identified as 'Light Foundry Condominium', located at Walnut and York Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which was heretofore submitted to the Provisions of the Uniform Condominium Act, 68 CSA 3101 et seq., B the recording in the Office of the Recorder of Deeds, of Montgomery County, at Norristown, PA a Declaration dated April 17, 1991 and recorded in Deed Book 4973, Page 1612 & C, an amendment thereto dated September 3, 1991 and recorded in Deed Book 4992, Page 184 & C.

BEING designated as Townhouse Unit No. 4.

TOGETHER with a proportionate undivided interest in the common elements as defined in the Declaration of 0.0620%.

TITLE TO SAID PREMISES IS VESTED IN Vince Roach and Carola Samper-Roach, h/w, by Deed from Faithful Ventures, LLC, dated 04/08/2005, recorded 04/15/2005 in Book 5550, Page 1382.

Parcel Number: 16-00-30508-24-7.

Location of property: 107 Walnut Street Unit 4, Pottstown, PA 19464-5446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vince Roach and Carola Samper-Roach** at the suit of Wells Fargo Bank, N.A. Debt: \$67,746.27.

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

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

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

15-06740

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a certain plan thereof known as Plot Plan made for Land Sales Corporation dated April 16, 1956 and last revised February 20, 1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Emerald Avenue (fifty feet wide) (intended to do dedicated) said point being the two following courses and distances from a point of curve on the Southeasterly side of Oak Park Road (forty-one and fifty one-hundredths feet wide): (1) leaving Oak Park Road on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point of tangent on the Northeasterly side of Emerald Avenue; and (2) South forty-five degrees, twenty-seven minutes, thirty seconds East along the Northeasterly side of Emerald Avenue three hundred sixty feet to the point of beginning; thence extending from said point of beginning North forty-four degrees, thirty-two minutes, thirty seconds West, one hundred seventy-nine and sixty-one one-hundredths feet to a point; thence extending South thirty-eight degrees, fifty-seven minutes East, seventy and forty-five one-hundredths feet to a point; thence extending South forty-four degrees, thirty-two minutes, thirty seconds West, one hundred seventy-one and sixty-three one-hundredths feet to a point on the Northeasterly side of Emerald Avenue aforesaid; thence extending North forty-five degrees, twenty-seven minutes, thirty seconds West along the Northeasterly side of Emerald Avenue seventy feet to the first mentioned point and place of beginning.

BEING Lot No. 48 and premises No. 1119 Emerald Avenue.

TITLE TO SAID PREMISES IS VESTED IN G. Michael Mifflin and Charlyn G. Mifflin, his wife, by Deed from James K. Ryan, Jr. and Mildred Ryan, dated 05/14/1981, recorded 05/19/1981 in Book EFP 209, Page 366.

Parcel Number: 35-00-03382-00-3.

Location of property: 1119 Emerald Avenue, Lansdale, PA 19446-1313.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael P. Davis** at the suit of Wells Fargo Bank, N.A. Debt: \$323,302.72.

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

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

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

15-06745

#### PREMISES A

ALL THOSE FIVE CERTAIN lots or pieces of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of Willow Grove Annex, dated June, 1923, said plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery at Norristown, PA in Deed Book 779, Page 600, as follows, to wit:

BEGINNING at a point of intersection formed by the Northeasterly side of Warren Street and the Southeasterly side of Oak Avenue; thence extending from said point of intersection along the Southeasterly side of Oak Avenue North 19 degrees, 02 minutes, 30 seconds East, 105.00 feet to a point a corner of Lot 749 as shown on the above mentioned plan; thence extending partially along said lot and partially along Lot Nos. 748, 747, 746, and 745 as shown on the above mentioned plan, Southeastwardly 125.00 feet to a point a corner of Lot No. 750 as shown on the above mentioned plan; thence extending along the same South 19 degrees, 02 minutes, 30 seconds West, 105.00 feet to a point on the Southwesterly side of Warren Street; thence extending along the same Westwardly 125.00 feet to the first mentioned point of intersection and place of beginning.

BEING Lot Nos., 751, 752, 753, 754 and 755 as shown on the above mentioned plan.

#### PREMISES B

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of Willow Grove Annex, dated June, 1923, said plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery at Norristown, PA in Deed Book 779, Page 600, as follows, to wit:

BEING Lot No. 750 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Judith M. Bulau, by Deed from Karen A. Guenther, dated 11/27/2007, recorded 12/11/2007 in Book 5674, Page 02055.

Parcel Numbers: 59-00-18181-00-3 and 59-00-18184-00-9.

Location of property: 25 Oak Street, Willow Grove, PA 19090-2137.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judith M. Bulau** at the suit of JP Morgan Chase Bank, N.A. Debt: \$335,393.38.

**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.

15-06749

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan, phase IV and V 'Brooke Run Development' made by Brian J. Nixon and Associates, Civil Engineers and Land Surveyors dated 7/11/2001 and last revised 8/15/2001 and recorded in Plan Book A-60, Page 193, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Brooke Road (50 feet wide) at a corner of this and Lot No. 56 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 56, the two (2) following courses and distances, as follows, to wit: (1) South 69 degrees, 34 minutes, 36 seconds East, 164.90 feet to a point a corner; and (2) North 42 degrees, 29 minutes, 20 seconds East, 151.80 feet to a point a corner in line of other lands now or late of Gwynedd Selective Investors, Inc.; thence extending along the same, South 36 degrees, 23 minutes, 25 seconds East, 223.93 feet to a point a corner in line of land now or late of NER Auction Systems of Syracuse, Inc.; thence extending along the same, South 51 degrees, 10 minutes, 01 seconds West, 184.00 feet to a point a corner in line of Lot No. 96; thence extending along the same the two (2) following courses and distances, as follows, to wit: (1) North 38 degrees, 40 minutes, 01 seconds West, 175.26 feet to a point of angle; and (2) North 69 degrees, 34 minutes, 36 seconds West, 172.19 feet to a point a corner on the Southeasterly side of Brooke Road; thence extending along the same, on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 50.71 feet to a point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher T. Hare and Jill A. Stauffer, by Deed from Macintosh Builders, Inc., a PA Corporation, dated 05/23/2003, recorded 06/19/2003 in Book 5460, Page 1865.

Parcel Number: 57-00-00098-53-6.

Location of property: 2544 Brooke Road, Pennsburg, PA 18073-2325.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jill A. Stauffer and Christopher T. Hare** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$387,790.90.

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

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

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

15-06906

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

BEGINNING at an iron pin in the middle of the Green Lane and Goschenhoppen Turnpike Road, now Main Street, in the line of land now or formerly of Lucinda K. Hillegass; thence by the same line of a portion of the distance passing through the middle of the party wall North 77 1/2 degrees, East 13.84 perches to a stake a corner in the middle of a 20 feet wide alley; thence along the said alley by land now or formerly of George Welker South 17 degrees, East 58 feet to a stake a corner in the middle of said alley; thence by land now or formerly of George Welker South 17 degrees, East 58 feet to a stake, a corner in the middle of said alley; thence by land now or formerly of Owen W. Schwartz South 85 degrees, West 12.81 perches to a mark in the pavement; thence by the same North 89 1/2 degrees, West 1.32 perches to a stone, a corner in the middle of said Green Lane and Goschenhoppen Turnpike Road now Main Street; thence along the middle of said Main Street by land now or formerly of George Welker North 13 degrees, West 23 feet, 5 inches to the place of beginning.

BEING the same premises which John Cassel by Deed dated 10/23/2001 and recorded 11/29/2001 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5387 and Page 80, granted and conveyed unto Gregory Matlak.

Parcel Number: 17-00-00310-00-6.

Location of property: 414 Main Street, Red Hill, PA 18076.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gregg M. Matlak a/k/a Gregory Matlak and Cheryl A. Matlak** at the suit of Wells Fargo Bank National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-FRE1, Asset-Backed Pass-Through Certificates. Debt: \$191,540.13.

**LeeAne O. Huggins**, Attorney.

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

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

15-07303

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, known as 26 Hancock Avenue, Coleston, **East Norristown Township**, County of Montgomery, Commonwealth of Pennsylvania being known and designated as a part of Lot 322 and Lot 333 on Plan of Lots of Grandview Heights as recorded in Deed Book 606, Page 500, bounded and described according to a survey made by Will D. Hiltner, Registered Surveyor, in May of 1947, as follows, to wit:

BEGINNING at a point on the Westerly side of Hancock Avenue, fifty feet in width said point being at the distance of four hundred and forty feet Northwesterly from DeKalb Pike a corner of this and Lot 334 (Grand View Plan of Lots) property of Paul Garrigan; thence along said Lot 334 South forty-seven degrees and twenty-eight minutes West, one hundred fifty feet to property of Millie Russell or Norristown Water Company, of which this was a part; thence along same North forty-three degrees, West sixty feet to a stake; thence North forty-seven degrees, twenty-eight minutes East, one hundred fifty feet to a stake on Westerly side of Hancock Avenue; thence along same South forty-three degrees, East sixty feet to the place of beginning.

AND ALL THAT CERTAIN lot or piece of land known and designated as Lot 334 on Plan of Grand View Heights, recorded in Deed Book 606, Page 500, situate in **East Norriton Township**, Montgomery County, State of PA bounded and described, as follows:

BEGINNING at a point on Southwest side of Hancock Avenue at the distance of seven hundred feet Southeasterly from the Southeast side of Second Street, a point a corner of Lot 333; thence extending along said lot South forty-seven degrees, West two hundred twenty-seven and seventeen one-hundredths feet to a point a corner of land of the Norritown Water Company; thence extending along said land South forty-one degrees to a point a corner of Lot 335; thence extending along said lot North forty-seven degrees, East two hundred twenty-eight and eleven one-hundredths feet to a point on Southwest side of Hancock Avenue aforesaid; the along Southwest side of Hancock Avenue North forty-three degrees, West forty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Salvatore Ciccarelli and Jane Ciccarelli by Deed from Keystone Water Company, a Pennsylvania Corporation, dated April 13, 1983 and recorded April 13, 1983 in Deed Book 4706, Page 1662. The said Salvatore Ciccarelli died on February 29, 2008 thereby vesting title in Jane Ciccarelli.

Parcel Number: 33-00-03454-00-5.

Location of property: 26 Hancock Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jane Ciccarelli** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$246,191.28.

**Joseph F. Riga**, Attorney.

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

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

15-07362

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan 'Tannerie Run' Section Number 2 made for Loudon Construction, Inc., by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated August 11, 1969, and last revised December 15, 1969, said plan being recorded in the Office for the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania, in Plan Book B-17, Page 62, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Joel Drive (50 feet wide) said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Southwesterly side of Meetinghouse Road (41.50 feet wide); thence extending from said point of beginning, South 40 degrees, 30 minutes, 15 seconds West along the Northwesterly side of Joel Drive 100.11 feet to a point; thence extending North 49 degrees, 29 minutes, 45 seconds West, 200.00 feet to a point; thence extending North 40 degrees, 30 minutes, 15 seconds East, 110.11 feet to a point on the Southwesterly side of Meetinghouse Road aforesaid; thence extending South 49 degrees, 29 minutes, 45 seconds East along the Southwesterly side of Meetinghouse Road 190.00 feet to a point, of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to the first mentioned point of tangent and place of beginning.

CONTAINING in area 22,000.5 square feet, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Eun Soo Park, (father) and Myo Juom Park, (mother), his wife, by Deed from Eun Soo Park, (father) and Myo Juom Park, (mother), his wife and Sang Mok Park, (son) and Chang Mi Park, (daughter-in-law), his wife, dated 12/05/1990, recorded 12/13/1990 in Book 4965, Page 387.

Parcel Number: 54-00-11875-01-4.

Location of property: 1488 Joel Drive a/k/a 745 Meetinghouse Road, Ambler, PA 19002-3908.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Myo J. Park a/k/a Myo Juom Park and Eun Soo Park** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$275,460.14.

**Matthew Brushwood**, Attorney. I.D. #310592

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

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

15-07403

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Springfield Township**, Montgomery County, State of Pennsylvania, described according to a certain plan of survey made by Herbert H. Metz, Civil Engineers, Lansdale, Pennsylvania, dated June 20, 1919 and revised May 20, 1935 and February 12, 1936, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mill Road which point is measured South 40 degrees, West 1847.08 feet from the intersection of the Southeast side of Mill Road with the Southwest side of Whitemarsh Church Road; and thence from the said beginning point continuing along the said Southeast side of Mill Road South 40 degrees, West 150 feet; thence on a line at right angles to the said Mill Road and crossing the said Mill Road North 50 degrees, West 429.12 feet to a point; thence North 45 degrees, 6 minutes East, 150.60 feet to a point; thence South 50 degrees, East 415.74 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to Rights and Restrictions as of Record.

BEING the same premises which Randall L. Rolfe and Robert Lazar granted and conveyed to John F. Cummings, Jr., by Deed dated November 12, 1991 and recorded in the Office of the Montgomery County Recorder of Deeds on January 7, 1992, in Deed Book Volume 4995, at Page 2449.

Parcel Number: 52-00-11653-00-4.

Location of property: 113 East Mill Road, Springfield Township, County of Montgomery, PA.

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

Seized and taken in execution as the property of **John F. Cummings, Jr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-512 Mortgage Pass-Through Certificates, Series 2006-512. Debt: \$689,237.88.

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

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

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

15-07406

ALL THAT CERTAIN lot or piece of land, situate on the Southeasterly side of Chestnut Street, between Sixth Avenue and Seventh Avenue, in the Third Ward of **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made June 2, 1959, Drawing No. 59-1625-0A, by David Meixner, R.S., Collegeville, R.D., PA, as follows:

BEGINNING at a point in the center line of Chestnut Street, fifty-seven feet wide, unopened, said point being located South forty-nine degrees, zero minutes West, one hundred seventy-five feet from the intersection of the center line of Chestnut Street with the center line of Seventh Avenue, fifty-seven feet wide, a corner of this and lands of Howard S. Brunner and wife; thence along said lands and lands of Ralph F. Meitzler and wife South forty-one degrees, zero minutes East, two hundred feet to an iron pin, a corner of this and lands of Ion C. Buckwalter and wife; thence by the same and lands of Joseph H. Tyson and wife South forty-nine degrees, zero minutes West, eighty-one feet to an iron pin; thence along other lands of the said Elsie L. Emmers North forty-one degrees, zero minutes West, seventy-one and one-half feet to a point and South forty-nine degrees, zero minutes West, one hundred nineteen feet to an iron pin in line of lands of Irene S. DeMarco and Joseph J. DeMarco, her husband; thence along said lands North forty-one degrees, zero minutes West, one hundred twenty-eight and one-half feet to a point in the center line of unopened Chestnut Street; thence along the center line of unopened Chestnut Street North forty-nine degrees, zero minutes East, two hundred feet to a point, the place of beginning.

CONTAINING 31,491.5 square feet of land, be the same more or less.

BEING the same premises which Elsie L. Emmers, widow by Deed dated June 9, 1959 and recorded June 16, 1959 in Montgomery County in Deed Book 2973, Page 476 conveyed unto Charles Wilmont Rogers, in fee.

TITLE TO SAID PREMISES IS VESTED IN Theresa Roberts, by Deed from Charles Wilmont Rogers, dated 05/15/2001, recorded 05/24/2001 in Book 5361, Page 673.

Parcel Number: 19-00-00304-00-1, Map #19019042.

Location of property: 630 Chestnut Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carmella Grace Mungin and Emma Jean Mungin, in their Capacity as Co- Executrices of the Estate of Theresa Roberts, a/k/a Theresa M. Hornak, Deceased and Gena Hornak, in her Capacity as Devisee** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$154,698.08 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.

15-07561

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of property made for Abington Grove, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated February 27, 1976 and recorded in and for the County of Montgomery in Norristown, Pennsylvania, in Plan Book B-29, Page 93, as follows, to wit:

BEING: Exempted from tax as a corrective dead transferring from the said property from husband to husband and wife pursuant to 72. P. S. 5020-204.

BEGINNING at a point on the Southwesterly side of Menlo Avenue (50 feet wide) said point being at the distance of 55.00 feet measured North 63 degrees, 37 minutes, 00 seconds West from a point of intersection which the said Southwesterly side of Menlo Avenue makes with the Northwesterly side of Keswick Avenue (50 feet wide); thence extending from said point of beginning, South 26 degrees, 23 minutes, 00 seconds West along Lot 2 as shown on the above mentioned plan 100.00 feet to a point in line of Lot Number 3 as shown on the above mentioned plan; thence extending along the same, North 63 degrees, 37 minutes, 00 seconds West, 70.00 feet to a point; thence extending North 26 degrees, 23 minutes, 00 seconds East, 100.00 feet to a point on the Southwesterly side of Menlo Avenue; thence extending along the same, South 63 degrees, 37 minutes, 00 seconds East, 70.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 7,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN Patrick Saunders, in his individual capacity and Joanne Saunders, his wife, by Deed from The Estate of Barbara Saunders, (a/k/a Barbara Tyan Traynor) by her Administrator Patrick Saunders Administrator of the Will of Barbara Saunders, dated 08/02/2003, recorded 09/26/2003 in Book 5474, Page 1701.

Parcel Number: 30-00-43068-00-3.

Location of property: 2204 Menlo Avenue, Glenside, PA 19038-4723.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick Saunders and Joanne Saunders** at the suit of Wells Fargo Bank, N.A. Debt: \$72,315.41.

**Matthew Brushwood**, Attorney. I.D. #310592

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

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

15-07636

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a survey thereof made January 22, 1953 by Francis W Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the centerline of Skippack Pike (50 feet wide) a corner of land now or late of David Taylor; thence extending along the center line of Skippack Pike (50 feet wide), North 46 degrees, 29 minutes West, 150 feet to a point; thence leaving Skippack Pike and crossing the Northeast side thereof North 43 degrees, 31 minutes East, 186.86 feet to a point; thence extending North 45 degrees, 8 minutes West, 234.7 feet to a point in the center line of a proposed road 50 feet wide; thence extending along the center line of proposed 50 feet wide road North 43 degrees, 31 minutes East, 299.28 to a point a corner of land now or late of Harold B. Hutchinson; thence leaving proposed 50 feet wide road and crossing the Southeast side thereof and along the said land of Harold B. Hutchinson, South 45 degrees, 58 minutes East, 394.25 feet to a point, a corner of land now or late of David Taylor aforementioned; thence extending along the said land, South 44 degrees, 37 minutes West, 484.07 feet to the center line of Skippack Pike aforesaid to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maureen Gisondi giving by Eileen Murphy-Russ and Charles J. Russ, wife and husband, in fee simple dated 04/20/1999 recorded 04/27/1999 in Book 5268, 1880 and 008665.

Parcel Number: 67-00-03292-00-7.

Location of property: 2561 Skippack Pike, Lansdale, PA 19446-5923.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maureen Gisondi** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee for The Holders of Sami II Trust 2006-AR7, Mortgage Pass-Through Certificates, Series 2006-AR7. Debt: \$362,884.09.

**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.

15-07643

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania described according to a survey made by Charles F. Mebus, Registered Engineer dated June 20, 1939, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edge Hill Road (forty feet wide) at the distance of four hundred thirty-two and thirty-six one-hundredths feet Southwestwardly from a point of curve of a radius corner, which has a radius of twenty feet the said point of curve being at the distance of fifty-three and fifty-two one-hundredths feet Southwestwardly from the intersection which the said side of Edge Hill Road, produced, makes with the Westerly side of York Road, produced; thence along Lot No. 52 South thirty-nine degrees, thirty-three minutes East, one hundred fifty-six and sixteen one-hundredths feet to a point; thence South fifty-seven degrees, fifty-four minutes, four seconds West, fifty and forty-three one-hundredths feet to a point; thence along the Northeasterly side of Lot No. 54 North thirty-nine degrees, thirty-three minutes West, one hundred forty-nine and sixty-two one-hundredths feet to a point on the aforesaid Southeasterly side of Edge Hill Road; thence by the same North fifty degrees, twenty-seven minutes East, fifty feet to the place of beginning.

BEING Lot No. 53 on plan of Highland Farms.

TITLE TO SAID PREMISES IS VESTED IN Samuel W. Chiffens and Jane Chiffens, his wife, by Deed from William V. Steuteville and Doreen T. Steuteville, his wife, dated 07/09/1986, recorded 07/15/1986 in Book 4805, Page 2168.

Samuel W. Chiffens departed this life on October 16, 1994. By virtue of his death, Jane Chiffens became the sole owner of the mortgaged premises as Surviving Tenant by the Entireties.

Parcel Number: 30-00-16624-00-5.

Location of property: 1537 Edge Hill Road, Abington, PA 19001-2609.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jane Chiffens** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$78,392.80.

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

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

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

15-08241

ALL THAT CERTAIN tract or lot of land with the buildings thereon erected, No. 314 on a certain plan or draft, situate in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the middle of Franklin Avenue in Line of Lot No. 313, land now or late of Calvin Hunsberger; thence by the same North fifty-eight degrees and twenty minutes East, one hundred sixty-six feet and eight inches to the West side of a twenty feet wide alley; thence by the West side of said alley, South thirty-one degrees, forty minutes East, fifty feet to the Northwest side of Highland Street; thence along the same South fifty-eight degrees, twenty minutes West, one hundred sixty-six feet and eight inches to an iron pin, in the middle of Frankin Avenue; thence by the middle of said Frankin Avenue North thirty-one degrees, forty minutes West, fifty feet to the place of beginning.

CONTAINING eight thousand-three hundred and thirty-three and one-third square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Linda Macort, singlewoman, by Deed from Anna Elizabeth Macort, widow, dated 08/10/1999, recorded 08/11/1999 in Book 5283, Page 0491.

Parcel Number: 21-00-03052-00-5.

Location of property: 59 Frankin Avenue a/k/a 61 Frankin Avenue, Souderton, PA 18964-1815.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Macort** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007-M11 Trust, Mortgage Asset-Backed Certificates. Debt: \$224,291.91.

**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.

15-08316

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

BEGINNING at a point on the Southwest side of Lafayette Street, immediately opposite the middle of the partition wall between this and house now or late of John Jamison, at the distance of ninety-three feet, ten inches Southwest from Knox Street and fifty-six feet, two inches Northwest from a twenty feet wide alley running parallel with said Knox Street and between said Knox Street and Franklin Avenue; thence Southwest and passing through the middle of the partition wall between this and house now or late of said Jamison, one hundred twenty-seven feet in the Southwest side of a five feet wide alley laid out by John Jamison for the use and benefit the owners and occupiers of the houses and lots bordering thereon; thence along said alley, Northwest nineteen feet, ten inches to a corner of land of John Jamison; thence along the same Northeast, one hundred twenty-seven feet to the Southwest side of Lafayette Street aforesaid; thence along the same, Southeast nineteen feet, ten inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David A. Beto and Vivian D. Beto, his wife, by Deed from Phoenixville Federal Savings and Loan Association, a Pennsylvania Corporation, dated 02/17/1966, recorded 02/18/1966 in Book 3416, Page 648.

David Beto departed this life on 07/07/1996. By virtue of his death his ownership interest was automatically vested in Vivian D. Beto, the Surviving Tenant by the Entirety.

Parcel Number: 13-00-19560-00-2.

Location of property: 720 West Lafayette Street, Norristown, PA 19401-4525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vivian D. Beto** at the suit of Wells Fargo Bank, N.A. Debt: \$52,068.73.

**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.

15-08321

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan 'Wooded Glen' made for Gambone Brothers Development Company made by Bursich Associates, Inc., Engineers, Planners, Surveyors & Landscape Architects dated 12/22/1995 and last revised 10/31/1996 in Plan Book A-57, Page 360, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Honeylocust Circle (50 feet wide), said point being measured on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 15.61 feet from a point of curve on the Northeasterly side of Sweetgum Lane (50 feet wide); thence extending from said point of beginning and along the Southeasterly side of Honeylocust Circle the two following courses and distances, as follows, to wit: (1) North 35 degrees, 08 minutes, 23 seconds East, 78.77 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 325.00 feet the arc distance of 15.19 feet to a point a corner in line of Lot 22; thence extending along the same South 52 degrees, 10 minutes, 57 seconds East, 143.00 feet to a point a corner in line of Lot 20; thence extending along the same South 34 degrees, 41 minutes, 24 seconds West, 97.72 feet to a point a corner on the Northeasterly side of Sweetgum Lane; thence extending along the same North 57 degrees, 09 minutes, 08 seconds West, 121.59 feet to a point of curve; thence extending along the same on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 15.61 feet to a point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Cavallo, by Deed from Michael R. Cavallo and Jill M. Cavallo, h/w, dated 06/01/2012, recorded 06/06/2012 in Book 5837, Page 1116.

Parcel Number: 43-00-06451-30-1.

Location of property: 2028 Sweetgum Lane, Collegeville, PA 19426-3158.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael R. Cavallo** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$649,569.80.

**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.

15-08466

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

BEGINNING at a point on the Southerly side of Third Avenue, a corner of this and land now or late of Alice E. Mallan, at the distance of 77.16 feet Northwest from Forrest Street; thence by said land Southwestwardly parallel with Forrest Street, 125.90 feet more or less to the North side of an alley 15 feet wide, laid out for the use of the lots bounding thereon; thence along said side of said alley, Northwest 24 feet to a point, a corner of other land now or late of Engelbert Wetzel, formerly David G. Wilkins; thence by the same Northeasterly parallel with the first line, 125.84 feet to the Southerly side of Third Avenue aforesaid and along said side of said avenue Southeasterly 24 feet to the place of beginning.

BEING the same premises which Robert L. Boland, Jr. a/k/a Robert L. Boland and H. Charles Connell by Deed dated 12/19/1986 and recorded 12/23/1986 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 4823, Page 1997 granted and conveyed unto James T. Kelly.

Parcel Number: 05-00-11264-00-8.

Location of property: 107 West 3rd Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James T. Kelly** at the suit of Midfirst Bank. Debt: \$13,105.06.

**Matthew K. Fissel**, Attorney. I.D. #314567

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

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

15-08477

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Georgetown of Philadelphia Condominium located on Old Penllyn Pike and Pen Amber Road in **Lower Gwynedd Township**, Montgomery County, Commonwealth of PA, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of 7/3/1963, P.L. 196 by the recording in the Office of the Recording of Deeds at Montgomery County, a Declaration recorded in Deed Book 4452, Page 33, and a First Amendment in Deed Book 4496, Page 411 and a Second Amendment in Deed Book 4875, Page 2866 and a Third Amendment in Deed Book 4912, Page 2067 and a Declaration Plan recorded in Plan Book 6, Page 58 as amended by First Amendment to Declaration Plan in Plan Book 6, Page 82 page 82 through 90, and a Code of Regulations in Deed Book 4452, Page 79, and a First Amendment to the Code of Regulations in Deed Book 4496, Page 418 being and described on Declaration Plan as Unit No. 3H 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 0.32555%.

BEING the same premises which Eleanor Santana is known as Eleanor Mammana by Indenture bearing date 10/27/2005 and recorded 11/16/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5579, Page 01246 Instrument #2005166961 granted and conveyed unto Corinne Ciocca.

Parcel Number: 39-00-03192-46-8.

Location of property: 446 Old Penllyn Pike, Condominium L 3H, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Corinne Ciocca a/k/a Corinne M. Ciocca** at the suit of Capital One, N.A., s/b/m ING Bank, FSB. Debt: \$144,894.44.

**Cristal T. Espanol**, Attorney. I.D. #315477

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

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

15-08544

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision made for E. Thomas Flood, II by Urwiler & Walter, Inc., dated June 1, 1978 and last revised January 10, 1980 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-40, Page 44, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ellen Way (50 feet wide) (shown on said plan as Harper Lane) at a corner of Lot Number 65, as shown on said plan, which point is measured the three following courses and distances from a point of curve in the Southwesterly side of Devon Circle (50 feet wide), viz: (1) having the said Southwesterly side of Devon Circle, on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 32.95 feet to a point of reverse curve on the said Southeasterly side of Ellen Way; (2) thence extending Southwestwardly along the said Southeasterly side of Ellen Way on the arc of a curve, curving to the right, having the radius of 175.00 feet the arc distance of 41.86 feet to a point of tangent; and (3) thence extending South 50 degrees, 16 minutes, 30 seconds West, along the said side of Ellen Way, the distance of 167.11 feet to the point of beginning; thence extending from the said point of beginning South 39 degrees, 43 minutes, 30 seconds East, along Lot Number 65, aforesaid and also for a portion of the distance extending through the party wall, as shown on said plan, the distance of 168.08 feet to a point, a corner in line of Lot Number 58, as shown on said plan; thence extending South 65 degrees, 26 minutes, 06 seconds West, along Lot Number 58, the distance of 38.34 feet to a point, a corner of Lot Number 63, as shown on said plan; thence extending North 39 degrees, 43 minutes, 30 seconds West, along Lot Number 63, the distance of 158.05 feet to a point on the said Southeasterly side of Ellen Way, the distance of 37.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 64 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sharon Hendricks and Mark Hendricks by Deed from Stephen J. Finley and Marisa E. Finley, dated July 6, 2001 and recorded August 2, 2001 in Deed Book 5369, Page 2385.

Parcel Number: 50-00-00545-84-5.

Location of property: 128 Ellen Way, Lower Salford Township, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sharon Hendricks and Mark Hendricks** at the suit of Bayview Loan Servicing, LLC. Debt: \$165,248.71.

**Joseph F. Riga**, Attorney.

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

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

15-08564

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 PA, and described according to a Supplemental Plan of Plymouth Meeting Village made by George B. Mebus, Registered Professional Engineer, Glenside, PA, in 11/7/1950 and since recorded in the Office for the Recording of Deeds in Montgomery County at Norristown, PA, in Deed Book 2149, Page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of a cul-de-sac of Friends Lane, measured along the Northeast side of the said cul-de-sac and the Southeast and Northeast sides of Friends Lane (fifty feet wide) from a point of curve on the Northwest side of Pilgrim Road (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one feet and forty-two one-hundredths of a foot to a point of tangent; (2) along the Northeast side of Friends Lane North twenty-one degrees, thirteen minutes, forty-six seconds West, two hundred twenty-nine feet and sixty-two one-hundredths of a feet to a point of curve; (3) along Friends Lane on the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of one hundred forty-two feet and one one-hundredths of a feet to a point of tangent; (4) North forty-three degrees, fifty-one minutes, fifty-five seconds East, sixty-two feet and twenty-two one-hundredths of a foot to a point of curve; (5) on the arc of a circle curving to the left having a radius of fifty feet the arc distance of fifty-one feet to the point and place of beginning; thence extending from said beginning point North seventy-five degrees, twenty-five minutes, twenty five seconds East partly through the bed of a certain driveway laid out between these premises and the premises adjoining to the Southeast one hundred thirty-five and forty-two one-hundredths of a foot to a point; thence extending North forty-six degrees, eight minutes, five seconds West, one hundred fifty-two feet and four one-hundredths of a foot to a point; thence extending South twenty-four degrees, forty minutes, twenty five seconds West, one hundred seventeen feet and thirty one-hundredths of a foot to a point on the Northeast side of the said cul-de-sac; thence extending along same on the arc of a circle curving to the right having a radius of fifty feet the arc distance of forty-four feet and twenty-nine one-hundredths of a foot to the first mentioned point and place of beginning.

BEING Lot #35, Section '5' on said plan and House No. 4051 Friends Lane.

TITLE TO SAID PREMISES IS VESTED IN James Eplett and Erin Eplett, by Deed from James Eplett and Erin Tierney, dated 06/18/2007, recorded 06/18/2007 in Book 5651, Page 898.

Parcel Number: 65-00-04198-00-3.

Location of property: 4051 Friends Lane, Plymouth Meeting, PA 19462-1503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Eplett and Erin Eplett** at the suit of Wells Fargo Bank, N.A. Debt: \$81,803.54.

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

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

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

15-08651

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by Donald H. Schurr, Registered Surveyor of Norristown, Pennsylvania, on July 14, 1954 and revised October 5, 1954, as follows, to wit:

BEGINNING at a point on the Southeast side of Shirlene Road (50 feet wide) which point is measured South 71 degrees, 56 minutes, 30 seconds West, eight hundred fifteen and thirty-five one-hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of one hundred seventy-five feet the arc distance of one hundred fifty-six and seventy-seven one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of ten feet the arc distance of thirteen and eighty one-hundredths feet from a point on the Southwest side of Marcia Lane (50 feet wide).

CONTAINING in front or breadth on said Shirlene Road seventy-five feet and extending of that width in length or depth Southeast between parallel lines at right angles to the said Shirlene Road and crossing the bed of a twenty feet wide drainage easement one hundred seventy-five feet.

BEING Lot No. 70 Shirlene Road.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Tuggle, Jr. by Deed from David Wilbur Williams by his Attorney in Fact, Candace-Leigh Douglass, by Power of Attorney dated 9/20/2007 and Betty Ryno Williams, his wife, by her Attorney in Fact, Candace-Leigh Douglass, by Power of Attorney dated October 22, 2008 and recorded October 29, 2008 in Deed Book 5712, Page 961.

Parcel Number: 33-00-07936-00-5.

Location of property: 3106 Shirlene Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert E. Tuggle, Jr.** at the suit of Bank of America, N.A. Debt: \$203,771.50.

**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.

15-09125

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

BEGINNING at a point on the Northeast side of Queen Street at the distance 59 feet, 3 inches Southeasterly from the Southeast corner of Keim Street; thence Southeasterly along the Northeast side of Queen Street 20 feet, 11 inches to the corner of land now or late of William John; thence by land of the said John Northeasterly at right angles to said Queen Street 110 feet more or less to the corner of other land of said William John; thence by other said land of William John Northeasterly, parallel to Queen Street 18 feet, 6 inches to a point on the Southeast side of Keim Street; thence along said side of Keim Street Southeasterly 6 feet, 5 1/2 inches to a corner of land now or late of George A. Farber; thence by said other land Southwesterly at right angles to said Queen Street, 105 feet, 4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Zahnle given by Genesis Housing Corporation dated May 13, 2005 and recorded June 25, 2005 in Book/Page or Instrument #05555/0923.

Parcel Number: 16-00-23932-00-1.

Location of property: 1007 Queen Street, Pottstown, PA 19464-5827.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra L. Zahnle** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt2, Asset-Backed Certificates, Series 2005-Opt2. Debt: \$68,252.74.

**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.

15-09340

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

BEGINNING at a point in the Northerly side of King Street East of Warren Street, in line of land now or late of John Leader; thence along said latter land Northerly 140 feet, passing through the center of a three feet wide alley dividing the brick dwelling house on the herein conveyed premises, from the adjoining like dwelling house to the side of a 20 feet wide alley; thence along the said side of said alley Westerly 15 feet to a corner of land now or late of Henry B. Wolfe, Sr.; thence along said latter land Southerly 140 feet to the aforesaid side of said King Street; thence along said side of said latter street Easterly 15 feet to the place of beginning.

BEING the same premises which Colleen Harami, by Deed dated April 6, 2004 and recorded April 20, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05504, Page 1596, granted and conveyed unto Peter D. Passacantando and Bruno A. Bolusi, as Tenants in Common.

Parcel Number: 16-00-18028-00-1.

Location of property: 619 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Peter D. Passacantando and Bruno A. Bolusi** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC1, c/o Ocwen Loan Servicing, LLC. Debt: \$50,052.13.

**Andrew J. Marley**, Attorney.

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

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

15-09435

ALL THAT CERTAIN message and lot of land, known as Lot No. 28 Lincoln Avenue, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lincoln Avenue at the distance of 76 feet, 48 inches Southeasterly from Markley Street said point being opposite the partition wall dividing this house from the adjoining house of Catherine Lysinger; thence Southeasterly along said Lincoln Avenue 13 feet, 1 inch to a point opposite the middle of the partition wall dividing this house and the one on the adjoining premises of John J. Skelly and wife about to be conveyed unto Anthony J. DeFranco and wife; thence Southwesterly at right angles to Lincoln Avenue and through the said partition wall, 70.00 feet to the Northeast side of a 4 feet wide alley; thence along the said side of said alley Northwesterly and parallel with Lincoln Avenue 13 feet, 1 inch to land of said Lysinger; and thence along the said land and passing through the center of the partition wall Northeasterly 70.00 feet to the place of beginning.

Parcel Number: 13-00-20184-00-8.

Location of property: 28 Lincoln Avenue, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brad Weldon a/k/a Bradley Weldon** at the suit of Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of February 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1 c/o Ocwen Loan Servicing, LLC. Debt: \$75,411.36.

**Edward J. McKee**, Attorney.

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

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

15-09501

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan-Phase I 'The Vineyards' made for Milford Acquisitions, Inc. by Bursich Associates, Inc. Engineers, Planners, Surveyors, Landscape Architects dated 9/10/01 and last revised 2/24/03, as follows, to wit:

BEING known as Lot No. 35 on the above mentioned plan.

BEING part of the same premises which Harry C. Wood, II and Linda L. Wood, his wife and Roderick W. Wood by Indenture dated March 5, 2004 and recorded on May 13, 2004 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book No. 5507, Page 90, granted and conveyed unto Vineyard Properties, LLC, a PA Limited Liability Company, in fee.

TITLE TO SAID PREMISES IS VESTED IN John M. Williams and Deborah A. Williams, h/w, by Deed from Vineyard Properties, LLC, a PA Limited Liability Company, dated 12/22/2004, recorded 01/06/2005 in Book 5539, Page 1197.

Deborah A. Williams Deceased as of 4/13/09.

Parcel Number: 57-00-02576-00-4, Map #57030A035.

Location of property: 1106 Bordeaux Lane, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John M. Williams** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$87,367.52 plus interest to sale date.

**Jeniece D. Davis**, Attorney. I.D. #208967

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

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

15-09538

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Abington Township**, Montgomery County and State of Pennsylvania on a certain plan of lots known and designated as the Edge Hill Land Association, which plan is recorded in Montgomery County, Pennsylvania, Recorder of Deeds Office at Norristown in Deed Book No. 360, Page 426 and particularly known and designated on said plan as Lots Numbers 859, 860 on Chelsea Avenue.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, and State of Pennsylvania on a certain plan of lots known and designated as the Edge Hill Land Association, which plan is recorded in Montgomery County, Pennsylvania, Recorder of Deeds at Norristown in Deed Book No. 360, Page 426, and particularly known and designated as Lot Number 861 on the revised plan of lots of the Edge Hill Land Association, situate on the Southeast side of Chelsea Avenue at a distance of 375 feet Northeast from the Northeast side of Chestnut Avenue.

CONTAINING in front or breadth on said Chelsea Avenue 25 feet and extending in length or depth Northeast between parallel lines at right angles to said Chelsea Avenue, 110 feet.

FEE SIMPLE TITLE VESTED in Paul Paulection by Deed from Jeanne Marie Jean Baptiste, dated 8/29/2005, recorded 9/16/2005, in the Montgomery County Recorder of Deeds in Deed Book 5571, Page 937.

Parcel Number: 30-00-08112-00-3.

Location of property: 229 Chelsea Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Paul Paulection by Deed from, Jeanne Marie Baptiste, dated 8/29/2005, recorded 9/16/2005, in the Montgomery County Recorder of Deeds in Deed Book 5571, Page 937** at the suit of American Heritage Federal Credit Union. Debt: \$155,946.09.

**Edward J. McKee**, Attorney.

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

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

15-09608

ALL THAT CERTAIN lot or piece of land, situate at **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, and more particularly described, as follows, to wit:

BEGINNING at a corner on the Easterly property line of Evans Street (50 feet wide) distant Northerly 176 feet, 0 inches from the Northeastly property line intersection of the aforesaid Evans Street and another ordained street known as Prospect Street (50 feet wide); thence continuing along the Easterly side of Evans Street North 44 degrees, 55 minutes East, 76.58 feet to a corner other lands Warren B. Zern; thence along the same South 45 degrees, 05 minutes East, 130 feet, 00 inches to a corner on the Westerly side of an ordained alley; thence along the same South 44 degrees, 55 minutes West, 76.58 feet to a corner; thence North 45 degrees, 05 minutes West, 130 feet, 0 inches to the place of beginning.

BEING the same premises which Juli Weitzen, by Deed dated 3/25/10 and recorded 3/29/10 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5762, Page 990, granted and conveyed unto Timothy S. McVay, in fee.

Parcel Number: 16-00-07916-00-6.

Location of property: 916 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Timothy S. McVay** at the suit of Nationstar Mortgage, LLC. Debt: \$138,312.42.

**LeeAne O. Huggins**, Attorney.

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

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

15-09858

ALL THAT CERTAIN unit designated as Unit No. 902 being a unit in Bethel Grant, a Condominium located at the intersection of Morris Road, North Wales and Bethel Road in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in the Declaration of Condominium dated October 24, 1977, and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 172, with Amendment to Declaration of Condominium of Bethel Grant dated March 5, 1982 and recorded March 12, 1982, in the Office aforesaid in Deed Book 4680, Page 1994, and also designated on the Declaration Plan dated May, 1975, and recorded in the office aforesaid in Condominium Plan Book No. 5, Page 32.

TOGETHER with a 0080% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium, as amended.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and the provisions, easements, covenants and provisions as contained in the above mentioned Declaration of Condominium and Declaration and Declaration Plan, as well as the Code of Regulations of Bethel Grant dated October 24, 1977 and recorded October 26, 1971, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 204, with First Amendment to Code of Regulations dated October 6, 1986, and recorded in the Office aforesaid in Deed Book 4816, Page 696.

THE GRANTEE for and on behalf of the grantee and the grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed covenant and agree to pay such charges for the maintenance of repairs to, replacement of and expenses in connection with the common elements, as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenant and agree that the unit conveyed by this Deed shall be subject to a charge for all amounts as assessed, and that, except in so far as Sections 705 and 706 of said Unit property Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this Covenant shall run with the land and the unit hereby conveyed and all subsequent owners thereof and whereas certain provisions of the Unit Property Act have been amended by the adoption of the Uniform Condominium Act of the Commonwealth of Pennsylvania.

BEING the same premises which Alvaro Hernandez and Celia Hernandez, by Deed dated 7/8/05 and recorded 7/25/05 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5563, Page 1524, granted and conveyed unto Gregory R. Reilley and Beth A. Reilley, in fee.

Parcel Number: 67-00-00582-07-1.

Location of property: 902 Cherry Circle, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gregory R. Reilley and Beth A. Reilley** at the suit of JP Morgan Chase Bank, National Association. Debt: \$137,121.93.

**LeeAne O. Huggins**, Attorney.

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

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

15-15338

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

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

CONTAINING 78.871 acres, more or less.

EXCEPTING AND RESERVING the 1.988 parcel Gordon L. Moser and Sandra Lee Moser granted unto Gordon L. Moser and Sandra Lee Moser, by Deed dated November 30, 2003, and recorded in the Office of the Recorder of Deeds for Montgomery County in Deed Book 5501, Page 1853 on March 31, 2004.

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

TOGETHER WITH AND UNDER AND SUBJECT TO the terms and conditions in that certain Deed of Agricultural Conservation Easement to the Commonwealth of Pennsylvania in Petpetuity, by Gordon L. Moser and Sandra Lee Moser, his wife, to the Commonwealth of Pennsylvania, dated August 26, 1992, recorded in the aforesaid Recorder of Deeds Office, in Deed Book 5017, Page 1 & C.

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

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

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

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

Seized and taken in execution as the property of **Lititz Properties, LLC** at the suit of Lititz Properties, LLC. Debt: \$804,363.00.

**Timothy F. Dietrich**, Attorney.

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

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

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on October 28, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Russell J. Bono, **Sheriff**

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

NOTICE IS HEREBY GIVEN that on August 26, 2015, the Petition of Daryn Merrell Miller was filed in the above named Court, praying for a Decree to change his name to DARYN MORRIS SOKOLIC.

The Court has fixed October 21, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-23565

NOTICE IS HEREBY GIVEN that on August 25, 2015, the Petition of Gertrude Ann Lauro was filed in the above named Court, praying for a Decree to change her name to TRUDY ANN LAURO.

The Court has fixed October 14, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-23427

NOTICE IS HEREBY GIVEN that on August 24, 2015, the Petition of Kristen Hargraves, for minor child, Jordyne Marie Rothstein, was filed in the above named Court, praying for a Decree to change her name to JORDYNE MARIE HARGRAVES.

The Court has fixed October 14, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Cynthia Bashore, Esquire**

2300 Computer Ave., Ste. G-30  
Willow Grove, PA 19090

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-23784

NOTICE IS HEREBY GIVEN that on August 27, 2015, the Petition of Liam Michael Marley was filed in the above named Court, praying for a Decree to change his name to LIAM MICHAEL NENDZA.

The Court has fixed October 21, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-23895

NOTICE IS HEREBY GIVEN that on August 28, 2015, the Petition of Lilian Rongoei Kirwa was filed in the above named Court, praying for a Decree to change her name to LILIAN RONGOEI NDIANGUI.

The Court has fixed October 21, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-22837

NOTICE IS HEREBY GIVEN that on August 14, 2015, the Petition of Mahabuba Akther, mother, on behalf of minor child, Sarfin Shifa Akther, was filed in the above named Court, praying for a Decree to change the name to ANISA SHIFA AKTHER.

The Court has fixed October 7, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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## CHARTER APPLICATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**3G Holdings, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Lewis Goodman, Esquire  
Rubin, Glickman, Steinberg and Gifford**  
2605 North Broad Street  
P.O. Box 1277  
Lansdale, PA 19446

**Basiabella Development 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.

**GreenWorks Farm, 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.

**John H. Filice, Esquire  
Rubin, Glickman, Steinberg and Gifford**  
2605 North Broad Street  
P.O. Box 1277  
Lansdale, PA 19446

**Quick-N-Clean Services, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Michelle A. Winter, Esquire**  
190 Bethlehem Pike  
Colmar, PA 18915

**Tyson Homes Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Miller, Turetsky, Rule & McLennan, P.C., Solicitors**  
3770 Ridge Pike  
Collegeville, PA 19426

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## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 30, 2015, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Lancaster United Methodist Inner-City Alliance**

The purposes for which it was organized are: charitable, religious, educational, or specific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations

under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code. The Corporation exists to offer the impoverished in Lancaster County the light of hope: to encourage children and youth through Christian character building, to empower families through life skill education, and to equip those in need with basic necessities and proper clothing for work and school.

**Wanda S. Whare, Esquire  
Nikolaus & Hohenadel, LLP  
Attorneys**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Milestone Academy Inc.**  
The purposes for which it was organized are: operating a high school (secondary education).

**Eagan & Eagan Law Offices**  
410 N. Easton Road  
P.O. Box 459  
Willow Grove, PA 19090

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 23, 2015, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Protocol First**  
The purposes for which it was organized are: nonprofit transitional housing.

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-06860

**1366 Ford Road, LLC,**  
Plaintiff

vs.

**A.L. Verna General Contracting, Inc. &  
P. Santos Co., Inc.,**  
Defendants

(Breach of Contract Action)

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Bucks County Bar Association  
135 East State Street  
Doylestown, PA 18901  
Phone (215) 348-9413  
1-800-479-8585  
www.bucksbar.org  
PA Bar Association: www.pabar.org

**DISSOLUTION**

Notice is hereby given to all creditors and claimants of **Keystone Christian Institute**, a Pennsylvania nonprofit corporation, with a registered address of 120 Klingerman Road, Telford, PA 18969, that the members have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988.

**Ross Law Offices**  
920 Lenmar Drive  
Blue Bell, PA 19422

**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**

**ANDERSON, HAZEL also known as**

**HAZEL A. ANDERSON, dec'd.**  
Late of Lower Salford Township.  
Administratrix: PEARL E. ANDERSON,  
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

**BERKOWITZ, SHIRLEY R., dec'd.**

Late of Lower Moreland Township.  
Administrator: BARRY M. BERKOWITZ,  
109 Steele Way,  
Huntingdon Valley, PA 19006.  
ATTORNEY: DAVID M. D'ORLANDO,  
ALAN L. FRANK LAW ASSOCIATES, P.C.,  
135 Old York Road,  
Jenkintown, PA 19046

**BOREN, VIRGINIA B., dec'd.**

Late of Borough of Lansdale.  
Executrix: MARY ELLEN FITZGERALD,  
200 Veterans Lane, Apt. 413,  
Doylestown, PA 18901.

**BUCCI, BARBARA F. also known as  
BARBARA BUCCI and  
BARBARA FRANCES BUCCI, dec'd.**

Late of Borough of Conshohocken.  
Executor: JOSEPH BUCCI,  
c/o Martin J. Pezzner, Esquire,  
150 Monument Road, Suite 515,  
Bala Cynwyd, PA 19004.  
ATTORNEY: MARTIN J. PEZZNER,  
PERUTO & PERUTO,  
150 Monument Road, Suite 515,  
Bala Cynwyd, PA 19004

**CANEY, NORMAN S., dec'd.**

Late of Horsham Township.  
Administrator Pendente Lite: MICHAEL J.  
MARANSKY,  
Ten Sentry Parkway, Suite 200,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001.  
ATTORNEY: MICHAEL J. MARANSKY,  
FOX ROTHSCHILD, LLP,  
Ten Sentry Parkway, Suite 200,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001

**CRESSMAN, FAY NEIL, dec'd.**

Late of Lower Providence Township.  
Executrix: DOROTHY K. SEITZ,  
c/o Smith, Aker, Grossman & Hollinger, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404-0150.  
ATTORNEY: JAMES L. HOLLINGER,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404

**DREXEL, SOPHIA, dec'd.**

Late of Douglass Township.  
Executrix: PAULA D. ZELLER,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**FAZZINI, FRANCES A. also known as  
FRANCES ANNE FAZZINI and  
FRANCES FAZZINI, dec'd.**

Late of East Norriton Township.  
Executor: THOMAS P. FAZZINI,  
c/o Charles K. Plotnick, Esquire,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046.  
ATTORNEY: CHARLES K. PLOTNICK,  
PLOTNICK & ELLIS, P.C.,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046

**FICKERT, SHIRLEY also known as  
SHIRLEY E. FICKERT, dec'd.**

Late of Hatfield Township.  
Executor: STEPHEN FICKERT,  
c/o Susan E. Piette, Esquire,  
375 Morris Road,  
P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: SUSAN E. PIETTE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
375 Morris Road,  
P.O. Box 1479,  
Lansdale, PA 19446-0773

**FIORINI, SAMUEL R., dec'd.**

Late of Limerick Township.  
 Executrix: FRANCES A. FIORINI.  
 ATTORNEY: DAVID G. GARNER,  
 221 East High Street, Suite 1,  
 Pottstown, PA 19464

**GREENE, DOLORES, dec'd.**

Late of Horsham Township.  
 Administrator: RONALD D. GREENE,  
 c/o Frederick M. LaValley, Esquire,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921.  
 ATTORNEY: FREDERICK M. LAVALLEY,  
 MORGAN, LEWIS & BOCKIUS, LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921

**JACKSON, PHILIP DEAN, dec'd.**

Late of Lower Providence Township.  
 Executrix: VIRGINIA H. JACKSON,  
 2711 Amy Drive,  
 Norristown, PA 19403.

**JETT JR., RICHARD C. also known as**

**RICHARD C. JETT, dec'd.**  
 Late of Borough of Ambler.  
 Executrix: DEBRA ANN JETT,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**KING, JAMES P. also known as**

**JAMES KING, dec'd.**  
 Late of Upper Gwynedd Township.  
 Executrix: STELLA W. KING,  
 c/o Lewis Goodman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: LEWIS GOODMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**KOBASA, VERA, dec'd.**

Late of Borough of Lansale.  
 Executor: STEVEN J. KOBASA,  
 579 Tinsmith Way,  
 Lansdale, PA 19446.

**KOBASA, WALTER, dec'd.**

Late of Borough of Lansdale.  
 Executor: STEVEN J. KOBASA,  
 579 Tinsmith Way,  
 Lansdale, PA 19446.

**LUZ, ELIZABETH SMITH, dec'd.**

Late of Borough of Lansdale.  
 Co-Executors: DAVID LUZ AND  
 LINDA LAWRENCE,  
 598 Dotts Street,  
 Pennsburg, PA 18073.

**LYNCH, JOSEPHINE D. also known as**

**JOSEPHINE DEXTER LYNCH and  
 JOEDY LYNCH, dec'd.**  
 Late of Lower Merion Township.  
 Executors: LINDA H. LYNCH AND  
 BROWN BROTHERS HARRIMAN TRUST COMPANY  
 OF DELAWARE, N.A.,  
 c/o Theodore S. Coxe, Jr., Esquire,  
 919 Conestoga Road,  
 Bldg. Two, Suite 309,  
 Rosemont, PA 19010-1353.  
 ATTORNEY: THEODORE S. COXE, JR.,  
 919 Conestoga Road,  
 Bldg. Two, Suite 309,  
 Rosemont, PA 19010-1353

**MACK, MARGARET also known as  
MARGARET YURCHISIN, dec'd.**

Late of Whitpain Township.  
 Executrix: MARGARET STOCUM,  
 1207 Knollbrook Drive,  
 Lansdale, PA 19446.

**MARSTERS, PAUL A. also known as  
PAUL MARSTERS, dec'd.**

Late of Lower Providence Township.  
 Executrix: JEAN D. MARSTERS,  
 3705 Worthington Road,  
 Collegeville, PA 19426.  
 ATTORNEY: REBECCA A. HOBBS,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**MERCER, ELIZABETH C., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: MICHAEL J. SAILE,  
 403 Executive Drive,  
 Langhorne, PA 19047.  
 ATTORNEY: MICHAEL J. SAILE,  
 SAILE & SAILE, LLP,  
 403 Executive Drive,  
 Langhorne, PA 19047

**MILLER, PHILIP JOHN, dec'd.**

Late of Borough of Lansdale.  
 Executrix: JANICE M. MILLER,  
 c/o Sommar, Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: JAMES C. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**MURPHY TERESA also known as**

**TERESA D. MURPHY, dec'd.**  
 Late of Perkiomen Township.  
 Executor: ZACHARY DOMENICK.  
 ATTORNEY: NEIL W. YAHN,  
 JSDC LAW OFFICES,  
 P.O. Box 650,  
 Hershey, PA 17033

**NAPPI, DEBBIE DIANE, dec'd.**

Late of Horsham Township.  
 Administratrix: GERALDINE NAPPI,  
 434 B Walnut Avenue,  
 Horsham, PA 19044.

**PAPARELLA, JULIA B. also known as JULIA BOLAND PAPARELLA, dec'd.**  
 Late of Lower Merion Township.  
 Administrator: THOMAS E. PAPARELLA,  
 c/o Grim, Biehn & Thather,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 S. Sixth Street,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215

**PEISCHL, MARY T., dec'd.**  
 Late of New Hanover Township.  
 Executrix: REGINA T. JOSS,  
 2606 Willow Lane,  
 Gilbertsville, PA 19525.  
 ATTORNEY: REBECCA A. HOBBS,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**RICCIOLI, LOUIS also known as LOUIS F. RICCIOLI and LOUIS FRANK RICCIOLI, dec'd.**  
 Late of West Norriton Township.  
 Administrators: ANNE RICCIOLI AND ANTHONY RICCIOLI,  
 c/o Stephanie A. Henrick, Esquire,  
 40 E. Airy Street,  
 P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street,  
 P.O. Box 671,  
 Norristown, PA 19404-0671

**SACCHETTI, NANCY R. also known as NANCY RITA SACCHETTI and NANCY SACCHETTI, dec'd.**  
 Late of Abington Township.  
 Executrix: VICTORIA A. STASIAK,  
 c/o Paul A. Coghlan, Esquire,  
 437 Rhawn Street,  
 Philadelphia, PA 19111.  
 ATTORNEY: PAUL A. COGHLAN,  
 437 Rhawn Street,  
 Philadelphia, PA 19111

**SHAFFER, JULIANA T., dec'd.**  
 Late of Abington Township.  
 Executor: ROBERT M. SHAFFER JR.,  
 1411 Kingsley Road,  
 Havertown, PA 19083.

**SINGER, MARIE R. also known as MARIE ROSE SINGER, dec'd.**  
 Late of Abington Township.  
 Executor: BARBARA J. TAKAKJY,  
 12 Paul Road,  
 Maple Shade, NJ 08052.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**TANEY, DONNA L. also known as DONNA TANEY, dec'd.**  
 Late of Lower Providence Township.  
 Executrix: KATHRYN B. THOMAS.  
 ATTORNEY: LAURALEE F. DAMBRINK,  
 110 Ellis Woods Road,  
 Pottstown, PA 19465

**THOMAS, MIRIAM SCHILLING, dec'd.**  
 Late of Borough of Lansdale.  
 Executor: DAVID F. THOMAS,  
 818 N. Chestnut Street,  
 Lansdale, PA 19446-2302.

**THOMEE, LUCILE T. also known as LUCILE H. THOMEE, LUCILE TURLINGTON HARVEY THOMEE and LUCILE THOMEE, dec'd.**  
 Late of Lower Gwynedd Township.  
 Administratrix CTA: MARY L. BUCKMAN,  
 Office Court at Blue Bell, Suite 100,  
 585 Skippack Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell, Suite 100,  
 585 Skippack Pike,  
 Blue Bell, PA 19422

**WAKER, JEAN also known as REGINA WAKER, dec'd.**  
 Late of Abington Township.  
 Executrix: SUZANNE DILLON,  
 26 Overlook Avenue,  
 Willow Grove, PA 19090.

**WARE, LESTER V. also known as LESTER WARE, dec'd.**  
 Late of Limerick Township.  
 Executrix: HEDY L. KUBAREK,  
 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

**WEIR, WILLIAM T., dec'd.**  
 Late of Lower Gwynedd Township.  
 Administrator: W. THOMSON WEIR,  
 1909 Canterbury Road,  
 Abington, PA 19001.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**WHALEN, LAURA M. also known as LAURA MORATTI WHALEN, dec'd.**  
 Late of Montgomery Township.  
 Executrix: NANCY A. WHALEN,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**ZATZ, OSCAR SAMUEL also known as**

**OSCAR S. ZATZ and  
OSCAR ZATZ, dec'd.**  
Late of Cheltenham Township.  
Executrix: LORI ZATZ,  
c/o Arthur S. Karafin, Esquire,  
1717 Arch Street, Suite 1320,  
Philadelphia, PA 19103.  
ATTORNEY: ARTHUR S. KARAFIN,  
KARAFIN & GRUENSTEIN, P.C.,  
1717 Arch Street, Suite 1320,  
Philadelphia, PA 19103

**Second Publication****BACINO, STEPHEN J., dec'd.**

Late of Whitpain Township.  
Executrix: CHARLOTTE B. BACINO,  
159 Brindle Ct.,  
Eagleville, PA 19403.

**BADAME, EDWARD JOSEPH, dec'd.**

Late of Lower Salford Township.  
Administratrix: MARY ANN BADAME,  
Harleysville, PA.

**BEASLEY, RUDOLPH A., dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: CALISTA BOYER,  
c/o Jack F. Wolf, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**BENSON, MILDRED, dec'd.**

Late of Borough of North Wales.  
Executor: GEORGE R. COTTENDEN,  
438 S. 8th Street,  
North Wales, PA 19454-3011.

**BLUMEN, ELIZABETH WOLMAN also known as**

**ELIZABETH BLUMEN, dec'd.**  
Late of Lower Providence Township.  
Executrix: DEBORAH CANNON,  
18 E. Jefferson Street,  
Media, PA 19063.  
ATTORNEY: LINDA M. ANDERSON,  
ANDERSON ELDER LAW,  
206 Old State Road,  
Media, PA 19063

**BONACCORSI, GLORIA A., dec'd.**

Late of Lower Providence Township.  
Executrix: RENEE BONACCORSI,  
c/o Richard E. Javage, Jr., Esquire,  
3350 Township Line Road,  
Drexel Hill, PA 19026.  
ATTORNEY: RICHARD E. JAVAGE, JR.,  
3350 Township Line Road,  
Drexel Hill, PA 19026

**BOWER, HAROLD F. also known as**

**HAROLD BOWER, dec'd.**  
Late of Upper Frederick Township.  
Co-Executors: GLENN T. BOWER AND  
GAIL T. KORSZNAK,  
c/o Helen Z. Stauffer, Esquire,  
70 Hemlock Drive,  
Gilbertsville, PA 19525.  
ATTORNEY: HELEN Z. STAUFFER,  
70 Hemlock Drive,  
Gilbertsville, PA 19525

**COLLETTI, LYNNE ANNE, dec'd.**

Late of Perkiomen Township.  
Administrator: GLENN COLLETTI,  
228 Thompson Mill Road,  
Newtown, PA 18940.  
ATTORNEY: THOMAS J. PROFY, IV,  
BEGLEY, CARLIN & MANDIO, LLP,  
680 Middletown Boulevard,  
Langhorne, PA 19047

**DUFFY, PAUL BARRY, dec'd.**

Late of Montgomery Township.  
Executor: KEVIN B. DUFFY,  
6 Harmony Way,  
Newtown, PA 18940.

**FARRELL, MAUREEN M. also known as**

**MAUREEN FARRELL, dec'd.**  
Late of Springfield Township.  
Administrator: ALFRED P. FARRELL, III,  
c/o Joseph P. Stanton, Esquire,  
405 York Road,  
Jenkintown, PA 19046.  
ATTORNEY: JOSEPH P. STANTON,  
LAW OFFICES OF JOSEPH P. STANTON,  
405 York Road,  
Jenkintown, PA 19046

**GILL, CHARLES also known as**

**CHARLES GILL, JR., dec'd.**  
Late of Whitpain Township.  
Executrix: VIRGINIA M. CRAVERO,  
1756 Yost Road,  
Blue Bell, PA 19422.

**GREENBERG, NORMAN, dec'd.**

Late of Abington Township.  
Executrix: AMY BOOTH,  
472 Leah Drive,  
Fort Washington, PA 19034.

**HACKMAN, IRENE H., dec'd.**

Late of Montgomery Township.  
Executrix: RACHEL ANN KNECHEL,  
1297 E. Thatcher Road,  
Quakertown, PA 18951.

**HOMA, THOMAS J., dec'd.**

Late of Borough of Bridgeport.  
Executor: DAVID J. HOMA,  
2008 W. Girard Avenue,  
Philadelphia, PA 19130.

**HUMAN, MARGERY S., dec'd.**

Late of Whitpain Township.  
Executor: MARK S. HUMAN,  
c/o William H. Bradbury, III, Esquire,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462-2444.  
ATTORNEY: WILLIAM H. BRADBURY, III,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462-2444

**KRIEBEL, RANDALL R., dec'd.**

Late of Lower Salford Township.  
Executor: WESLEY R. KRIEBEL,  
21124 Cardinal Pond Terrace, HG 120,  
Ashburn, VA 20147.  
ATTORNEY: WILLIAM S. RAVENELL,  
166 Allendale Road,  
King of Prussia, PA 19406

**LANDIS, PAUL G., dec'd.**

Late of Borough of Pottstown.  
Co-Executors: SUSAN L. TOWNSEND AND  
JOHN LANDIS,  
c/o Robert M. Romain, Esquire,  
Baer Romain, LLP,  
1288 Valley Forge Road, Suite 63,  
P.O. Box 952,  
Valley Forge, PA 19482-0952.

**LYNCH, JOSEPHINE D. also known as****JOSEPHINE DEXTER LYNCH and  
JOEDY LYNCH, dec'd.**

Late of Lower Merion Township.  
Executors: LINDA H. LYNCH AND  
BROWN BROTHERS HARRIMAN TRUST CO.,  
of DELAWARE, N.A.,  
c/o Theodore S. Cox, Jr., Esquire,  
919 Conestoga Road,  
Bldg. Two, Suite 309,  
Rosemont, PA 19010-1353.  
ATTORNEY: THEODORE S. COXE, JR.,  
919 Conestoga Road,  
Bldg. Two, Suite 309,  
Rosemont, PA 19010-1353

**MAGUIRE, JOHN F., dec'd.**

Late of Borough of Norristown.  
Executrix: EILEEN M. HORST,  
c/o John B. Whalen, Jr., Esquire,  
1199 Heyward Road,  
Wayne, PA 19087.  
ATTORNEY: JOHN B. WHALEN, JR.,  
1199 Heyward Road,  
Wayne, PA 19087

**MANNING, REBECCA CLARKE, dec'd.**

Late of Borough of Norristown.  
Executor: DARYL MANNING,  
441 Centennial Street,  
Schwenksville, PA 19473.

**McQUILLAN, MADELINE, dec'd.**

Late of New Hanover Township.  
Administrator: MATTHEW DÓZ,  
502 Potomac Ct.,  
Gibsonia, PA 15044.

**MEHR, MURIEL F. also known as  
MURIEL MEHR, dec'd.**

Late of Whitpain Township.  
Executor: JOSEPH MEHR,  
c/o George Luskus, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: GEORGE LUSKUS,  
LUSKUS & FUELLEBORN, P.C.,  
745 Yorkway Place,  
Jenkintown, PA 19046

**MILLER, GLADYS, dec'd.**

Late of Skippack Township.  
Executrix: LESLIE GINSBERG,  
2 Whalers Buff,  
Newport Coast, CA 92657.

**MOLETTIERE, BARBARA ANN, dec'd.**

Late of Borough of North Wales.  
Executrix: LYNN COHEN,  
2007 Silverwood Drive,  
Newtown, PA 18940.

**NADZADY, JUDITH A., dec'd.**

Late of Abington Township.  
Executor: KAREN N. GERHARD,  
816 Judie Lane,  
Ambler, PA 19002.

**O'CONNOR, JAMES R., dec'd.**

Late of Borough of Pottstown.  
Executors: RICHARD A. O'CONNOR AND  
NEIL V. O'CONNOR,  
c/o Alan G. Wandalowski, Esquire,  
131 W. State Street,  
Doylestown, PA 18901.  
ATTORNEY: ALAN G. WANDALOWSKI,  
ANTHEIL, MASLOW & MacMINN, LLP,  
131 W. State Street,  
P.O. Box 50,  
Doylestown, PA 18901

**PATE, ROBERT W., dec'd.**

Late of Borough of Norristown.  
Administratrix: PATRICIA A. RICHFIELD,  
3101 Disston Street,  
Philadelphia, PA 19149.

**POWERS, RICHARD G., dec'd.**

Late of Borough of Lansdale.  
Executor: ROBERT V. POWERS,  
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

**RYDER, DONALD E., dec'd.**

Late of Borough of Collegeville.  
Executrix: CYNTHIA A. LEHMAN,  
c/o Robert Adshed, Esquire,  
1494 Old York Road, Suite 200,  
Abington, PA 19001.  
ATTORNEY: ROBERT ADSHEAD,  
1494 Old York Road, Suite 200,  
Abington, PA 19001

**SEWERYN, EDWIN PAUL, dec'd.**

Late of Abington Township.  
Executor: MICHAEL J. SEWERYN,  
96 Runnymede Avenue,  
Jenkintown, PA 19046.

**SMITH, FRANKLIN H. also known as  
FRANKLIN SMITH, dec'd.**

Late of Upper Frederick Township.  
Executors: BARRY W. SMITH AND  
DAVID W. SMITH,  
c/o Young & Young,  
119 E. Main Street,  
Macungie, PA 18062.  
ATTORNEY: REBECCA M. YOUNG,  
119 E. Main Street,  
Macungie, PA 18062

**SWIFT, MARGARET A., dec'd.**

Late of East Norriton Township.  
Executor: JOHN SWIFT,  
P.O. Box 684,  
Southeastern, PA 19399-0684.

**TRACY, GEORGE W., dec'd.**

Late of Towamencin Township.  
Executrix: LETTIE J. TRACY,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: JAMES C. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446

**VICTOR, MICHAEL J., dec'd.**

Late of Borough of Lansdale.  
Executrix: CAROL FOSTER,  
c/o Harriet R. Litz, Esquire,  
3881 Skippack Pike,  
P.O. Box 1368,  
Skippack, PA 19474-1368.

**Third and Final Publication****ARIZA, VALERIE also known as  
VALERIE E. ARIZA, dec'd.**

Late of Lower Moreland Township.  
Executrix: MARGUERITE CONVERY,  
3247 Maple Road,  
Huntingdon Valley, PA 19006.

**BENSON, THERESA ANNA also known as  
THERESA A. BENSON, dec'd.**

Late of Upper Providence Township.  
Executrix: KATHLEEN QUINN,  
505 Logan Road,  
Phoenixville, PA 19460.

ATTORNEY: MARK FEINMAN,  
8171 Castor Avenue,  
Philadelphia, PA 19152

**BLUMENFELD, S. THEODORE also known as**

**TED BLUMENFELD, dec'd.**  
Late of Abington Township.  
Executor: JEFFREY BLUMENFELD,  
500 Monroe Road,  
Merion Station, PA 19066.

**CAMERON, DOUGLAS M., dec'd.**

Late of Borough of Collegeville.  
Executrix: EDITH GUAY,  
c/o John A. Rule, Esquire,  
3770 Ridge Pike, Suite 2,  
Collegeville, PA 19426.  
ATTORNEY: JOHN A. RULE,  
MILLER, TURETSKY, RULE & McLENNAN, P.C.,  
3770 Ridge Pike, Suite 2,  
Collegeville, PA 19426

**D'IPPOLITO, JAMES M. also known as**

**JAMES D'IPPOLITO,  
JAMES M. DIPPOLITO and  
JAMES DIPPOLITO, dec'd.**  
Late of Lower Merion Township.  
Executor: SANG J. NA,

c/o John A. Terrill, II, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: JOHN A. TERRILL, II,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950

**DUNZWEILER, RUTH E., dec'd.**

Late of Borough of Lansdale.  
Executor: PERRY G. PHILLIPS,  
83 Hesperus Avenue,  
Gloucester, MA 01930.

**ERICKSON, VERONICA E. also known as  
VERONICA E. HASSEN ERICKSON and  
VERONICA ELLA ERICKSON, dec'd.**

Late of Limerick Township.  
Executor: HARVEY E. ERICKSON, JR.,  
96 Robin Lane,  
Sellersville, PA 18960.

**FITZGERALD, KEVIN P. also known as  
KEVIN PATRICK FITZGERALD, dec'd.**

Late of New Hanover Township.  
Administrators: KATELIN N. FITZGERALD,  
741 Seminary Street,  
Pennsburg, PA 18073, NICHOLAS P.  
FITZGERALD,  
859 Kulp Road,  
Perkiomenville, PA 18074.

ATTORNEY: CAROL M. LAUCHMEN,  
CAROL M. LAUCHMEN, P.C.,  
388 Main Street,  
Harleysville, PA 19438

**GILLIN, ROBERT MATTHEW also known as  
ROBERT GILLIN and  
ROBERT W. GILLIN, dec'd.**

Late of Lower Merion Township.  
Administratrix: MARTHA W. GILLIN,  
c/o Suzanne M. Hecht, Esquire,  
795 E. Lancaster Avenue, #280,  
Villanova, PA 19085.

ATTORNEY: SUZANNE M. HECHT,  
HANEY & HECHT,  
795 E. Lancaster Avenue, #280,  
Villanova, PA 19085

**GONZALES, MICHAEL G. also known as  
MICHAEL GONZALES, dec'd.**

Late of Abington Township.  
Executor: JOSEPH I. McDEVITT,  
Four Tower Bridge, Suite 400,  
200 Barr Harbor Drive,  
West Conshohocken, PA 19428-2978.  
ATTORNEY: JOSEPH I. McDEVITT,  
LAW OFFICES OF JOSEPH I. McDEVITT,  
Four Tower Bridge, Suite 400,  
200 Barr Harbor Drive,  
West Conshohocken, PA 19428-2978

**HECHMER, MARY JOYCE also known as  
MARY J. HECHMER, dec'd.**

Late of Lower Merion Township.  
Executrices: TERESA H. ANZALONE AND  
ANN H. WILSON,  
c/o Rudolph L. Celli, Jr., Esquire,  
130 W. Lancaster Avenue, Suite 201,  
Wayne, PA 19087.  
ATTORNEY: RUDOLPH L. CELLI, JR.,  
CELLI & ASSOCIATES,  
130 W. Lancaster Avenue, Suite 201,  
Wayne, PA 19087

**HOKE, HELEN, dec'd.**

Late of Plymouth Township.  
Administrator: ROBERT STUMP,  
123 W. Eagle Road,  
Havertown, PA 19083.  
ATTORNEY: MICHAEL F. SCHLEIGH,  
FORRY ULLMAN, P.C.,  
150 S. Warner Road, Suite 450,  
King of Prussia, PA 19406

**HORN, GERALDINE C., dec'd.**

Late of Whitpain Township.  
Executor: JAMES C. HORN,  
110 Belle Circle,  
Blue Bell, PA 19422.  
ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422

**HUNT, THOMAS VINCENT also known as  
THOMAS V. HUNT, dec'd.**

Late of Upper Merion Township.  
Executrix: AGNES HUNT BYRNE,  
244 Lawndale Avenue,  
King of Prussia, PA 19406.  
ATTORNEY: MICHAEL F. BRESLIN,  
3256 Bridle Path Lane,  
Dresher, PA 19025

**KANG, SUK HEE also known as****SUK H. KANG and  
SUK KANG, dec'd.**Late of Montgomery Township.  
Executrix: UNA KANG,  
256 Academy Street,  
South Orange, NJ 07079.**KRAUS, MILDRED M. also known as****MILDRED KRAUS, dec'd.**Late of Cheltenham Township.  
Executor: RICHARD H. W. MOSER,  
c/o Melissa V. Bond, Esquire,  
16 N. Franklin Street, Suite 300,  
P.O. Box 853,  
Doylestown, PA 18901.  
ATTORNEY: MELISSA V. BOND,  
BOND & McCULLOUGH,  
16 N. Franklin Street, Suite 300,  
P.O. Box 853,  
Doylestown, PA 18901**LANGHEIM SR., CARLA. also known as****CARLA A. LANGHEIM and  
CARL LANGHEIM, dec'd.**Late of Lower Providence Township.  
Executor: CARL A. LANGHEIM, JR.,  
31 E. Mt. Kirk Avenue,  
Eagleville, PA 19403.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403**LAZINSKI, RAYMOND H. also known as  
RAYMOND HARRY LAZINSKI, dec'd.**Late of Upper Dublin Township.  
Executors: MARK LAZINSKI AND  
DAVID LAZINSKI,  
c/o George Luskus, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: GEORGE LUSKUS,  
LUSKUS & FUELLEBORN, P.C.,  
745 Yorkway Place,  
Jenkintown, PA 19046**LIAS, FLOYD RAY, dec'd.**Late of Borough of Pottstown.  
Executrix: JOAN LIAS,  
438 N. Washington Street,  
Pottstown, PA 19464.**McERLAIN, FREDA M. also known as  
FREDA MARIE McERLAIN and  
FREDA McERLAIN, dec'd.**Late of Abington Township.  
Executor: KENNETH McERLAIN,  
c/o George Luskus, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: GEORGE LUSKUS,  
LUSKUS & FUELLEBORN, P.C.,  
745 Yorkway Place,  
Jenkintown, PA 19046**MEENAN, EUGENE D., dec'd.**Late of Montgomery Township.  
Executor: KLAUS B. FINK,  
c/o Bradley D. Terebelo, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: BRADLEY D. TEREBELO,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950**O'KEEFE, EDMUND J., dec'd.**Late of Borough of Narberth.  
Administrator: CHARLES F. O'KEEFE,  
c/o O'Keefe, Miller & Thielen, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522.  
ATTORNEY: AMY J. MILLER,  
O'KEEFE, MILLER & THIELEN, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522**PATTERSON, MARIE J. also known as  
MARIE PATTERSON, dec'd.**Late of Upper Moreland Township.  
Executors: JOSEPH J. PATTERSON AND  
SUZANNE P. HARKINSON,  
c/o Karen Schecter Dayno, Esquire,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: KAREN SCHECTER DAYNO,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544**RISKO, BETTY L., dec'd.**Late of Montgomery County, PA.  
Co-Executors: CHRISTINE LEHR AND  
WILLIAM RISKO.  
ATTORNEY: CHRISTOPHER H. MEINZER,  
516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554**RISOLI, LUCY, dec'd.**Late of Lower Merion Township.  
Co-Executors: ALAN J. MEDICI AND  
KAREN M. DeIGROSSO,  
c/o D. Keith Brown, Esquire,  
Stuckert and Yates,  
P.O. Box 70,  
Newtown, PA 18940.  
ATTORNEY: D. KEITH BROWN,  
STUCKERT AND YATES,  
P.O. Box 70,  
Newtown, PA 18940**SHUKAITIS, GEORGE WILLIAM also known as  
GEORGE W. SHUKAITIS, dec'd.**Late of Springfield Township.  
Executor: VAL JOSEPH SHUKAITIS,  
307 Preston Road,  
Flourtown, PA 19031.**SIMMONS, KATHERINE G. also known as  
KATHERINE GAFFNEY SIMMONS and  
KATHERINE SIMMONS, dec'd.**Late of Lower Providence Township.  
Executor: CHARLES A. J. HALPIN, III,  
1830 Land Title Bldg., Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110.  
ATTORNEY: CHARLES A. J. HALPIN, III,  
1830 Land Title Bldg., Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110

**SPENCER, ROMAINE SHEILAH also known as****R. SHEILAH HARRIS-SPENCER, dec'd.**

Late of Borough of Norristown.  
 Administrator: JEROME SPENCER,  
 201 Chain Street,  
 Norristown, PA 19401.

ATTORNEY: KATHLEEN A. MALOLES,  
 SOLOMON, BERSCHLER, FABICK,  
 CAMPBELL & THOMAS, P.C.,  
 522 Swede Street,  
 Norristown, PA 19401

**SPONAGLE, ALVIN B. also known as  
 ALVIN BABB SPONAGLE, dec'd.**

Late of Franconia Township.  
 Executor: DOUGLAS A. ILGEN,  
 32444 Free Drop Way,  
 Millsboro, DE 19966.

ATTORNEY: BRIAN R. OTT,  
 BARLEY SNYDER,  
 50 North Fifth Street, 2nd Floor,  
 P.O. Box 942,  
 Reading, PA 19603-0942

**STEEN, MARY JANE also known as  
 JANE STEEN, dec'd.**

Late of Borough of Lansdale.  
 Executor: EDWARD C. STEEN,  
 519 Presido Park Pl.,  
 Poinciana, FL 34759.

**STEIN, ADELE, dec'd.**

Late of Abington Township.  
 Executrices: ELIZABETH S. RUBENSTONE,  
 EMILY STEIN O'BRIEN AND  
 ELLEN S. DRESSLER,  
 c/o Meyer Simon, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.

ATTORNEY: MEYER SIMON,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD, P.C.,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**STROHM, WILLIAM S., dec'd.**

Late of Borough of Pottstown.  
 Executors: WILLIAM B. STROHM AND  
 JAMES C. STROHM,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**TANIS, JAMES R., dec'd.**

Late of Lower Providence Township.  
 Executor: JUSTIN TANIS,  
 c/o Joseph E. Lastowka, Jr., Esquire,  
 The Madison Bldg.,  
 108 Chesley Drive,  
 Media, PA 19063-1712.

ATTORNEY: JOSEPH E. LASTOWKA, JR.,  
 ABBOTT, LASTOWKA & OVERHOLT, LLLP,  
 The Madison Bldg.,  
 108 Chesley Drive,  
 Media, PA 19063-1712

**WEINSTOCK, PHILIP D., dec'd.**

Late of Horsham Township.  
 Executrix: MICHELLE B. WEINSTOCK,  
 c/o Barbara R. Flacker, Esquire,  
 2000 Market Street, 20th Fl.,  
 Philadelphia, PA 19103-3222.  
 ATTORNEY: BARBARA R. FLACKER,  
 FOX ROTHSCHILD LLP,  
 2000 Market Street, 20th Fl.,  
 Philadelphia, PA 19103-3222

**WILLIAMS, EVELYN BINDER, dec'd.**

Late of Borough of Pottstown.  
 Executrix: LINDA M. BINDER,  
 184 St. Clair Street,  
 Pottstown, PA 19464.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**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*

**ARCWORKS** with its principal place of business at 1411 Orchard Way, Bryn Mawr, PA 19010-1610.

The name and address of the person owning or interested in said business is: Christopher Whitworth, 1411 Orchard Way, Bryn Mawr, PA 19010-1610.

The application was filed on April 10, 2015.

**EMET Solutions** with its principal place of business at 1320 Welsh Road, Huntingdon Valley, PA 19006.

The name and address of the entity owning or interested in said business is: Therapeutic Pain Management Center, LLC, 1320 Welsh Road, Huntingdon Valley, PA 19006.

The application was filed on June 15, 2015.

**The Salon Professional Academy** with its principal place of business at 130 W. Main Street, Suite 106, Collegeville, PA 19426.

The names and addresses of all persons owning or interested in said business are: Roseann Hawley, 1603 Diane Circle, Phoenixville, PA 19460 and Jennifer L. Killeen, 216 Morgan Street, Phoenixville, PA 19460.

The application was filed on August 3, 2015.

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on August 28, 2015, with the Pennsylvania Department of State for **Crimson Investments LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

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## MISCELLANEOUS

### NOTICE OF PUBLIC SALE OF COLLATERAL

**NOTICE IS HEREBY GIVEN** that the collateral (“Collateral”) described below will be sold to the highest bidder at a PUBLIC SALE pursuant to 13 Pa. Cons. Stat. Sec. 9610. The sale will be held on **September 18, 2015** at 2:00 p.m. EDT at **Hangley Aronchick Segal Pudlin & Schiller, One Logan Square, 27th Floor, Philadelphia, Pennsylvania 19103** by UCF I Trust 1 (the “Lender”). The sale is being conducted by virtue of default under the provisions of that certain loan evidenced by, among other things, that certain Promissory Note dated as of July 6, 2012 (together with any amendments, restatements or other modifications), in the principal amount of \$7,620,000 by and between Bridgeview Loan Acquisition Associates, L.P. (“Debtor”) and Lender. The public sale will be conducted by **Mannion Auctions, LLC**.

The Collateral consists of Debtor’s right, title and interest in and to a loan in the original principal amount of \$13,604,000 (the “Loan”) from Sovereign Bank to Bridgeview Development Associates, L.P. (“Bridgeview”) as evidenced and secured by: the Mortgage Note dated November 30, 2005 by Bridgeview in favor of Sovereign Bank in the original principal amount of \$13,604,000; the Mortgage dated November 30, 2005 by Bridgeview, in favor of Sovereign Bank, encumbering Tax Parcels: #02-00-05496-00-1; #02-00-02564-00-8; #02-00-03040-00-9; and #02-00-02936-00-5; being 5 W. Second Street; 75 E. Fourth Street, 5 W. Front Street; and 19 Depot Street, Bridgeport, Montgomery Co., PA, respectively, recorded December 5, 2005, with the Recorder of Deeds of Montgomery Co. in Mortgage Book 11666, Page 126; and all other documents evidencing and securing the Loan (the “Loan Documents”), together with instruments previously transferring such documents to the Debtor and together with proceeds of any of the foregoing including, without limitation, all of Debtor’s rights to principal, interest, fees, costs and expenses payable thereunder.

The Collateral will be sold on an “AS IS, WHERE IS” basis, without recourse, and without representation or warranty of any kind, including, without limitation, conditions of title, value or quality of the Collateral, or with regard to assets, liabilities, financial condition or earnings of Bridgeview. No less than 48 hours before the auction, each bidder must submit to Hangley Aronchick Segal Pudlin & Schiller a good faith deposit of \$10,000 in cashier’s or certified funds. On the day of the auction, the Collateral will be offered for sale without reserve and sold to the highest bidder at the conclusion of the Sale, as determined by the Lender in its sole and absolute discretion.

After the successful bidder’s bid is accepted, the successful bidder (except if Lender is the successful bidder) shall, within 24 hours of the conclusion of the sale, pay to the Lender an Earnest Money Deposit equal to 10% of the amount of the accepted bid on account of the purchase price for the Collateral. The successful bidder shall pay Lender the remainder of the accepted bid within 7 days thereafter.

Lender reserves the rights (a) to bid and become the purchaser at the sale and to credit against the purchase price of the Collateral any or all indebtedness of the Debtor to the Lender; (b) to reject bids; (c) to adjourn, delay, or terminate the sale; or (d) to impose any other commercially reasonable conditions as the Lender deems proper.

**THE COLLATERAL HAS NOT BEEN REGISTERED FOR SALE UNDER THE SECURITIES ACT OF 1933, AND ONLY ACCREDITED INVESTORS MAY PARTICIPATE IN THE SALE.**

Copies of the Loan Documents and certain other material (as to which Lender makes no representation or warranty) relating to the Collateral will be made available to prospective bidders for review prior to the sale via an online “data room.” Interested parties who would like additional information regarding the terms and conditions of access to the data room or terms and conditions of the bidding process or sale should contact the Lender’s counsel, David M. Scolnic, Hangley Aronchick Segal Pudlin & Schiller, at One Logan Square, 27th Floor, Philadelphia, Pennsylvania, 19103, Telephone: 215-496-7046, e-mail: dscolnic@hangley.com.

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## PROFESSIONAL CORPORATION

**NOTICE IS HEREBY GIVEN** THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on August 12, 2015, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Horizon Eye Care, P.C. David P. Caro, Esquire Grim, Biehn & Thatcher**  
104 South Sixth Street  
P.O. Box 215  
Perkasie, PA 18944-0215

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## TRUST NOTICES

### First Publication

**RUTH L. ROSOFF DEED OF TRUST DATED  
7/11/1997**

**Ruth Rosoff-Paley, Deceased  
Late of Whitpain Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Alan J. Mittelman & Joyce Gamburg  
1635 Market St., 7th Fl.  
Phila., PA 19103

**Or to their Atty.: Alan J. Mittelman  
Spector Gadon & Rosen, P.C.**  
1635 Market St., 7th Fl.  
Phila., PA 19103

**Second Publication****SMITH FAMILY TRUST  
DATED DECEMBER 4, 2000**

Late of Upper Frederick, Montgomery County  
Settlor: Franklin H. Smith, a/k/a Franklin Smith  
Co-Trustees: Barry W. Smith and David W. Smith

Notice is hereby given that the settler of the revocable trust set forth below has died. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

**Barry W. Smith, Co-Trustee**  
**David W. Smith, Co-Trustee**

c/o YOUNG & YOUNG  
Rebecca M. Young, Esq.  
Lia K. Snyder, Esq.  
119 E. Main Street  
Macungie, PA 18062

**or to their Attorney: YOUNG & YOUNG**

**Rebecca M. Young, Esq.**  
**Lia K. Snyder, Esq.**  
119 E. Main Street  
Macungie, PA 18062

**EXECUTIONS ISSUED**

**Week Ending September 1, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

ACE GEOTHERMAL, LLC: CASKEY, PAUL:  
FIRST NIAGARA BANK NA, GRNSH. -  
Wilson, Alex, et al.; 201427779; WRIT/EXEC.  
BERMAN, PHILIP - Rbs Citizens Na, et al.; 201226141;  
\$430,859.05.  
BETHZY, INC.: DOMINICS PIZZA: TD BANK,  
GRNSH. - Us Foods, Inc.; 201523668; \$6,156.64.  
CAMPOS, MARK: MARK: MARK, ET AL. -  
Corning Credit Union; 201500212.  
CARRAS, CHRISTINA: KATHERINE -  
Barley Sheaf Homeowners Association; 201417427.  
CREATIVE STEPS, INC.: NATIONAL PENN BANK,  
GRNSH. - Pennsylvania Unemployment  
Compensation Fund; 201460532; WRIT/EXEC.  
DOWLING, MICHELE: STACEY - Citifinancial  
Servicing, LLC A Delaware Limited Liability Co;  
201510268.  
DUFFY, JOHN: PATRICIA - Jpmorgan Chase Bank  
National Association; 201501712.  
ENGLER MCLENNEN, SHARON: AMERICAN  
HERITAGE FEDERAL CREDIT UNION,  
GRNSH. - C R Systems, et al.; 201008757;  
WRIT/EXEC.  
FRIEDMAN, EILEEN - Wells Fargo Bank Na;  
201426622; \$116,536.52.  
GALLOWAY, FRANK: VICTORIA: VICTORIA -  
Wells Fargo Bank Na, et al.; 201507572; \$170,663.46.  
GERRROW, ROBERT: TD BANK, GRNSH. -  
Customers Bank, et al.; 201201836.  
GRAHAM, TAMICA: MCCOWIN, JANEEN:  
UNKNOWN SURVIVING HEIRS OF EUGENE  
GRAHAM JR - Urban Financial Of America, LLC;  
201510144; \$183,776.99.

GREGORY, MICHELE: MICHELE: FAUST, MICHELLE,  
ET AL. - Hsbc Bank Usa Na; 201520147.  
HENNESSEY, JOSEPH: ANGELA - Federal National  
Mortgage Association, et al.; 201505731;  
\$139,264.46.  
HODGE, SYDELLA - Reverse Mortgage Sloutions,  
Inc.; 201520499.  
HUGHES HABER, CHRISTINE - Hsbc Bank Usa;  
201508948; \$140,468.90.  
JENSEN, DAVID: QUALITY HOME IMPROVEMENTS -  
Parento, Wendy; 201523809; WRIT/EXEC.  
JOHNSON, DAVID: CHERYL - Nationstar  
Mortgage, LLC, et al.; 201502726; \$174,624.03.  
JOHNSON, STEWART: ESTATE OF MARJORIE  
JOHNSON - Onewest Bank Na; 201510556;  
\$234,224.10.  
KELLY, MARTIN: CONKEY, TARA -  
Wells Fargo Bank Na; 201508960; \$219,607.29.  
KILBORN, JOYCE: UNKNOWN HEIRS OF  
DAVID V GUSSIE: KILBORN, JOYCE, ET AL. -  
Green Tree Servicing, LLC; 201501883.  
KOSHNEY, JAMES - Citimortgage, Inc.; 201502681.  
KUSHNER, MICHELE: MICHELLE -  
Wells Fargo Bank Na; 201333773; \$81,449.84.  
LANDES, TIMOTHY: TIMOTHY: STACEY -  
Fulton Bank Na; 201424137; \$75,050.94.  
LAW, CINDY: JAMES - Jpmorgan Chase Bank  
National Association; 201500902.  
LOMISON, ASHLEY - Lakeview Loan Servicing, LLC;  
201405271.  
MENTO, ZACHARY - Phh Mortgage Corporation;  
201501867; \$132,602.51.  
MOORE, GREGORY: EAGLE ONE  
FEDERAL CREDIT UNION, GRNSH. -  
Target Natl Bk, et al.; 200716651; \$4,322.55.  
ORMENO, PAMELA: JOSE: LAESSIG, PAMELA -  
Federal National Mortgage Association; 201508685.  
RASH, JOEL: MELISSA: GRUBBS, LINDA, ET AL. -  
One West Bank Na; 201425583.  
ROMANOFF MANAGEMENT LTD:  
BARKAN, MARIYA: SANTANDER BANK,  
GRNSH. - Teltrac, Inc.; 201407559; \$15,262.60.  
RUSSELL, PHILIP: PRISCILLA: CYNTHIA, ET AL. -  
Pnc Bank National Association, et al.; 201432137.  
SCOTT, TRACY: CITADEL FEDERAL CREDIT  
UNION, GRNSH. - Meadows Condo Owners Assoc;  
201522194; \$2,577.67.  
SHIM, ROBERT: JODIE - Bank Of America  
National Association, et al.; 201314535; IN REM  
ORDER/494,420.84.  
TOBIN, KELLY: KELLY - Wachovia Bank  
National Association, et al.; 201508151; \$62,465.45.  
VAUGHAN, RITA: MARY ANN: PNC BANK,  
GRNSH. - F Alan Dickerman Dds, P.C.; 201304488;  
\$1,200.00.

**JUDGMENTS AND LIENS ENTERED**

**Week Ending September 1, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

EIDLE, KIM - Michaels Louis & Associates Inc;  
201523382; Judgment fr. District Justice; \$2417.72.  
HANDYMAN SCOTT: KROPNICK, SCOTT -  
Mcquillan, Joseph; 201523611; Judgment fr.  
District Justice; \$742.25.

HAYES, MARGARET - Midland Funding Llc;  
201523493; Judgment fr. District Justice; \$2324.25.

HUGO, RUIZ - Michaels Louis & Associates Inc;  
201523489; Judgment fr. District Justice; \$2,549.28.

LAPPIN, JOHN - Capital One Bank Usa Na;  
201523321; Judgment fr. District Justice; \$2,919.41.

NATIONAL PERSONAL TRAINING INSTITUTE -  
Neutron Interactive Inc; 201523497; Foreign Judgment;  
\$5624.50.

NOEL, LENA - Pyod Llc; 201523368; Certification of  
Judgment; \$31,034.20.

OKEEFE, ROBERT - Cypress Financial Recoveries Llc;  
201523490; Judgment fr. District Justice; \$2669.62.

PIROZZI, MARIA - Midland Funding; 201523496;  
Judgment fr. District Justice; \$4,655.36.

RICHARDS, ROY - IT Landes Company; 201523370;  
Judgment fr. District Justice; \$1,142.73.

ROOP, DONALD - Midland Funding Llc; 201523338;  
Judgment fr. District Justice; \$1,003.01.

SCHULTZ, MICHELE - Americredit Financial  
Services Inc; 201523327; Judgment fr.  
District Justice; \$4255.04.

SMITH, JOHN - Michaels Louis & Associates Inc;  
201523380; Judgment fr. District Justice; \$1879.47.

SURDEL, MICHELE - Michaels Louis &  
Associates Inc; 201523381; Judgment fr.  
District Justice; \$5984.13.

VALENTINE, ANTHONY - Midland Funding Llc;  
201523400; Judgment fr. District Justice; \$3466.53.

WHITCOMB, BENJAMIN: KHARA - Americredit  
Financial Services Inc; 201523349; Judgment fr.  
District Justice; \$7,093.09.

**ABINGTON SCHOOL DIST. -  
entered municipal claims against:**

Viola Olds Trustee For Helen Marshall:  
Connrish, Reginald: Cornish, Jacobs, Et.Al.;  
201523364; \$2588.30.

**ABINGTON TWP. -  
entered municipal claims against:**

Fonseca, Victor: Deana; 201523515; \$581.63.  
Olds, Viola: Cornish, Jacobs: Jeryne, Et.Al.;  
201523383; \$563.25.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Major, Marie; 201523443; \$765.63.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Benson, George: Diane; 201523441; \$6151.63.  
Desmond, Kathleen: Villinski, Ann; 201523431;  
\$6283.63.

**LOWER MORELAND TWP. -  
entered municipal claims against:**

Rainey, Maureen; 201523502; \$676.03.

**LOWER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

70 Tracey Road Lp; 201523548; \$9278.88.  
Vartanian, Brian: Essner, Howard: Gst Exempt  
Residuary Trust; 201523545; \$7421.64.  
Wainstein, Arnold: Anna; 201523549; \$7131.73.

**LOWER POTTS GROVE TWP. -  
entered municipal claims against:**

Boulware, Shawnesha; 201523358; \$469.89.  
Buchert Ridge Community Inc; 201523365; \$7690.73.  
Carpenter, Kimberly; 201523366; \$792.68.  
Carpenter, Kimberly; 201523369; \$635.82.  
Krause, Jeffrey: Lauren; 201523360; \$408.19.  
Novitski, Michael; 201523362; \$699.13.  
Travis, Kathleen; 201523357; \$901.03.

**LOWER POTTS GROVE TWP. AUTH. -  
entered municipal claims against:**

Carpenter, Kimberly; 201523544; \$1156.47.  
Carpenter, Kimberly; 201523554; \$1828.32.  
Oneill, Francis; 201523432; \$983.23.  
Valentine, Justin: Anotinette; 201523479; \$832.46.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Chris & Kara Ltd; 201561811; \$698.50.  
Dean, Arnold: A&L Trucking; 201561807; \$16857.92.  
Manny Flooring Inc; 201561809; \$11409.27.  
Se Acquisition Of Pennsylvania Inc; 201561810;  
\$999.27.  
Spice Kitchen Llc; 201561808; \$1463.02.

**PERKIOMEN VALLEY SCHOOL DIST. -  
entered municipal claims against:**

Laird, Joseph; 201523444; \$4020.07.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Bailey, Thomas: Estate Of James E Bailey; 201523499;  
\$232.73.  
Batman, Donald: Casandra; 201523501; \$282.73.  
Batman, Donald: Casandra; 201523506; \$277.23.  
Cozart Williams, Dawn; 201523455; \$249.48.  
Heckman, Jeremy; 201523550; \$342.24.  
Kulp, Justin: Jessica; 201523504; \$282.73.  
Neely, Michaela; 201523450; \$352.20.  
Rochlin, Alan: Heidi; 201523354; \$550.97.  
Schroll, Peter; 201523430; \$232.73.  
Zahnle, Sandra; 201523458; \$627.51.  
Zahnle, Sandra; 201523482; \$291.43.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Boppel, William: Lisa; 201523356; \$227.23.  
Heckman, Jeremy; 201523505; \$295.07.  
Sanders, David: Estate Of Georgianna L Sanders;  
201523452; \$277.23.  
Schroll, Peter; 201523353; \$227.23.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Delaney, Martin: Mary; 201523352; \$3132.81.  
Zahnle, Sandra; 201523463; \$3233.42.

**SKIPPACK TWP. -  
entered municipal claims against:**

Burden, Marie; 201523372; \$529.64.  
Day, Robert: Heather; 201523374; \$323.00.  
Digiacommo, Matthew; 201523375; \$451.00.  
Gehman, Paul; 201523379; \$425.14.  
Gerber, Donna; 201523376; \$548.67.

Huguenin, Bradley; 201523384; \$418.00.  
 Ianieri, Joseph; 201523377; \$559.14.  
 Oconnor, Christopher; 201523378; \$425.14.  
 Verdier, Gene; Dougherty, Richard; 201523385; \$425.14.

**SOUDERTON AREA SCHOOL DIST. -  
 entered municipal claims against:**

Wacker, William: Dawn; 201523394; \$6,205.65.

**UNITED STATES INTERNAL REV. -  
 entered claims against:**

550 Virginia Drive Llc; 201570640; \$45215.00.  
 Benefit Tech Group Inc; 201570631; \$4086.06.  
 Blessing, Raymond; 201570630; \$9891.72.  
 Brain Pad Inc; 201570642; \$3634.84.  
 Brown, Kevin; 201570644; \$29998.72.  
 Buckley, Timothy; 201570645; \$31481.72.  
 Cattani, Jeffrey; 201570632; \$21912.21.  
 Cho, Hyun; 201570643; \$49308.31.  
 Cohen, Philip: Lillian: Plotnick And Ellis Pc; 201570638;  
 \$25255.23.  
 Cool Transport Llc; 201570629; \$8777.18.  
 Elias, Lisa; 201570646; \$4607.14.  
 Gunkel, Louis; 201570636; \$28296.61.  
 Holloway, Anna: Samuel; 201570627; \$84049.00.  
 Kyle, Gary: Donna; 201570633; \$142585.58.  
 Rees, Roderick; 201570628; \$906367.02.  
 Rickards, Bernard; 201570634; \$3650.11.  
 Rxsport Corp; 201570639; \$37440.00.  
 Signed Sealed Delivered Inc; 201570641; \$17781.07.  
 Smith, Edward; 201570637; \$28273.68.  
 Storms, Richard: Tara; 201570635; \$25526.02.

**UPPER DUBLIN SCHOOL DIST. -  
 entered municipal claims against:**

Senese, Edna: Senese Living Trust; 201523348;  
 \$9359.66.

**UPPER MORELAND TWP/HATBORO BORO.  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Loughlin, Joseph: Ruth; 201523467; \$396.53.  
 Select Real Estate Ll Pp; 201523359; \$13890.27.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Sam, Aaron: Pech, Sokmach; 201523398; \$2,020.31.

**WARMINSTER TWP. MUNICIPAL AUTH. -  
 entered municipal claims against:**

Estate Of Samuel Moross; 201523439; \$616.47.

**WEST NORRITON TWP. -  
 entered municipal claims against:**

Ellis, Wayne: Teresa, Wayne; 201523453; \$2283.88.  
 Kalivas, Alexander: Ruth; 201523457; \$1788.04.  
 Tobin, Kelly; 201523428; \$1684.23.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending September 1, 2015**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

BERRY, JOHN L., SR. - Souderton Borough;  
 Berry, John L., Jr., 515 Woodland Avenue  
 Morrisville, PA 19067-2348; Berry, Marcus R.,  
 30 Jones Street Wilkes Barre, PA 18702.  
 BRASCH, BARBARA - Hatfield Borough;  
 Brasch, Robert O., 919 Main Street  
 Pennsburg, PA 18073.  
 CARUSO, VIRGINIA M. - Hatboro Borough;  
 Alexander, Paul, 332 Crooked Billet Lane  
 Hatboro, PA 19040.  
 FARRELL, MAUREEN M. - Springfield Township;  
 Farrell, Alfred T. Iii, 1624 Upland Avenue  
 Jenkintown, PA 19046.  
 FINAN, SEAN - Jenkintown Borough; Finan, Judith,  
 200 Township Line Road Jenkintown, PA 19046;  
 Finan, William W., Jr., 200 Township Line Road  
 Jenkintown, PA 19046.  
 GRAVES, CATHERINE T. - Limerick Township;  
 Hannum, Karen, 317 Stanford Drive  
 Chester Springs, PA 19425.  
 GRZEGORZEK, HELENA - Lansdale Borough;  
 Grzegorzec, Marcin, 468 Franklin Street  
 Lansdale, PA 19446.  
 IACOVINO, JOSEPH D. - Norristown Borough;  
 Rogers, Michael F., 510 Township Line Road  
 Blue Bell, PA 19422.  
 JOHNSON, JOHN J. - West Norriton Township;  
 Johnson, Rhoda E., 547 Buttonwood Street  
 Norristown, PA 19401.  
 KUSHNER, MARVIN H. - Whitmarsh Township;  
 Cooper, Lynne R., 520 West Avenue  
 Miami, FL 33139.  
 LEAHY, JOHN W. - Plymouth Township;  
 Miller, Adrienne, 1 Rivendell Ct  
 Hockessin, DE 19707.  
 MEEKS, MARK - Lower Salford Township;  
 Meeks, Judith A., 574 Hawthorne Lane  
 Harleysville, PA 19438.  
 MILANESI, ERMELINDA F. - Whitpain Township;  
 Mcnamara, James M., 116 East Court Street  
 Doylestown, PA 18901.  
 MIRYNOWSKI, ALYCE A. - Upper Gwynedd Township;  
 Mirynowski, James D., 644 Eagle Lane  
 Lansdale, PA 19446.  
 POPESCU, AUREL - Upper Merion Township;  
 Popescu, Vasilica, 417 Ellis Road  
 Willow Grove, PA 19090.  
 THOMEE, LUCILE T. - Lower Gwynedd Township;  
 Buckman, Mary L., 585 Skippack Pike  
 Blue Bell, PA 19422.  
 WALTERS, JAMES A. - East Norriton Township;  
 Napoli, Eileen K., 2812 Swede Rd  
 East Norriton, PA 19401.

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**SUITS BROUGHT**
**Week Ending September 1, 2015**
**The Defendant's Name Appears  
First in Capital Letters**

- ALGEO, MEGAN - Portfolio Recovery Associates Llc; 201523223; Civil Action; Brown, Carrie A.
- ANDRIETA LENNON, KLEASIR - Lennon, Jason; 201523319; Complaint Divorce; Schwartz, Bruce M.
- BECK, BENJAMIN - Statefarm Mutual Automobile Insurance Company; 201523500; Civil Action; Gluck, James.
- BEEVER, DANIEL - Discover Bank; 201523551; Defendants Appeal from District Justice.
- BERRY, TAMI - Discover Bank; 201523122; Defendants Appeal from District Justice.
- BOARD OF ASSESSMENT APPEALS - Estate Of Madeira, Helen; 201523134; Appeal from Board of Assessment; Korb, Philip B.
- BOYER, RUSSELL: FLORENCE: DEPT OF THE TREASURY INTERNAL REVENUE SERVICE, ET.AL. - Nationstar Mortgage Llc; 201523098; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- CARBO, DANIELLE: EVANIK, JOSEPH - Carbo, Daniel; 201522895; Complaint for Custody/Visitation.
- CHARLES, LESTER - Fretwell, Lorna; 201522327; Support/Exceptions.
- COCCIO, CHRISTINE - Mascaro, James; 201521355; Complaint for Custody/Visitation; Degennaro, Albert A.
- COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - White, Amy; 201523529; Petition to Appeal Nunc Pro Tunc; Farrell, J. David.
- CONTINENTAL CERAMIC TILE: IACOBUCCI, ERNIE - Bolden Lipkin Pc; 201523606; Plaintiffs Appeal from District Justice.
- CRAWFORD, KRISTA - Tanner, Parish; 201523042; Complaint for Custody/Visitation.
- CURRIE, KIMBERLY - Currie, Bradford; 201523347; Complaint Divorce.
- DAVIS, MATTHEW - Davis, Tanya; 201523404; Complaint Divorce.
- DEGE, ANDREW - Dege, Ivonne; 201523402; Complaint Divorce; Frangiosa, Lawrence M.
- DENBY, PATRICIA: WARD, JOHN - Clark, Aneissa; 201523415; Complaint for Custody/Visitation.
- DEYO, DAVID: ALYCE: JOANN - Lsf8 Master Participation Trust; 201523486; Complaint In Mortgage Foreclosure; Ebeck, Keri P.
- DONNELLY, FRANCIS - Donnelly, Jilian; 201523510; Complaint Divorce.
- ECHALK, GERALD - Echalk, Tina; 201522017; Complaint for Custody/Visitation.
- EDDOWES, JAN: EARNEST: UNKNOWN OCCUPANTS- Strategic Realty Fund Llc; 201523202; Civil Action; Kennedy, Mary K.
- EDWARDS, JOYCE: SCOTT - Clark, Aneissa; 201523417; Complaint for Custody/Visitation.
- ESTILOW, THOMAS - Estilow, Lauren; 201523508; Complaint Divorce; Shoemaker, Gerald L., Jr.
- FLOWERS, RICHARD - Lsf9 Master Participation Trust; 201523595; Complaint In Mortgage Foreclosure; Bates, Kenya.
- FOX, ERIC - Discover Bank; 201523077; Civil Action; Cawley, Jonathan Paul.
- GAYMON, BRITTNEY - Portfolio Recovery Associates Llc; 201523185; Civil Action; Titus, Christopher.
- GEISLER, BRUCE - Cavalry Spv I Llc; 201523322; Civil Action; Volk, Michael B.
- GOINS, THOMAS: LANI - Santander Bank Na; 201523597; Complaint In Mortgage Foreclosure; Wapner, Peter.
- GREENBAUM, ROBERT: AMY: AMY, ET.AL. - Pnc Bank National Association; 201523340; Complaint In Mortgage Foreclosure; Solomon, Brett A.
- GREENLEAF, MATTHEW - Mcgady Greenleaf, Emily; 201523350; Complaint Divorce; Orloff, Scott M.
- HENNESSEY, MARIE - Td Bank Na; 201523410; Complaint In Mortgage Foreclosure; Seitz, Jack M.
- HICKS, DANIEL: OCCUPANTS - Federal National Mortgage Association; 201523092; Complaint in Ejectment; Bates, Kenya.
- HUNTER, MOLINA - Faust, Joshua; 201521687; Complaint for Custody/Visitation; Hollister, Victoria S.
- JACKSON HOLE RESORT LODGING - Crystal Springs Owners Association; 201523412; Foreign Subpoena.
- JOHNSON, SHANICE - Rolling Hills Apartments; 201523498; Petition to Appeal Nunc Pro Tunc.
- JOVEL, ALBA - Diaz, Jose; 201523624; Complaint for Custody/Visitation.
- KAUFFMAN, RISA - Kauffman, Michael; 201521411; Complaint for Custody/Visitation; Applebaum, Michael H.
- KELLY, EDWARD - Blake, Carlene; 201523464; Complaint for Custody/Visitation.
- KINSEY, MELISSA - Dlp Realty; 201523373; Petition to Appeal Nunc Pro Tunc; Degroot, Barry W.
- KOMATICK, CYNTHIA - Komatick, Terrance; 201523408; Complaint Divorce; Pauker, Lawrence.
- KOVOLSKI, WILLIAM: KATHLEEN - Us Bank National Association; 201523571; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- KRAUS, JAMIE - Portfolio Recovery Associates Llc; 201523180; Civil Action; Brown, Carrie A.
- LASORDA, DENNIS - Lasorda, Sharon; 201523106; Complaint Divorce.
- MACDOWELL, MICHAEL - Beaulac, Elizabeth; 201521774; Complaint for Custody/Visitation.
- MAJOR, RYAN - Ciletti, Mary; 201523562; Civil Action; Friedland, Harvey.
- MALEEFF FEDERAL LLC - New Century Financial Services Inc; 201523433; Civil Action; Gulko, Ralph.
- MARTIN, DANA - Schermerhorn, Craig; 201523104; Complaint for Custody/Visitation; Blessing, Maribeth W.
- MCMULLEN, CHRISTOPHER - Brancalearoni, Ashleigh; 201523399; Complaint for Custody/Visitation.
- MERION PUBLICATIONS INC - Emaildirectcom; 201523406; Civil Action; Sklar, Andrew.
- MEYERS, JENNIFER - Nationstar Mortgage; 201523093; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- NEHODA, JEZIK - Miller, Colleen; 201521748; Complaint for Custody/Visitation.
- NEWMMASTER, THOMAS - Ugi Hvac Enterprises Inc; 201523272; Civil Action; Krzywicki, Anthony P.
- NIKERLE, JORDAN: KEVIN - King, Brenden; 201523414; Civil Action; Allerton, Cheryl J.

NWAKHAIE, CHIZOGIE - Idugboe, Oyenmen; 201523128; Complaint Divorce; Schwartz, Lee A.  
 OKOH, OKIEMUTE - Odle, Karrie; 201521431; Complaint for Custody/Visitation; Consolo, Colleen F.  
 PAOLILLO, BRIANNA - Davis, Jamal; 201523094; Complaint for Custody/Visitation.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Althomali, Adel; 201523355; Appeal from Suspension/Registration/Insp.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Daly, Sean; 201523401; Appeal from Suspension/Registration/Insp.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Barndt, Cathy; 201523075; Appeal from Suspension/Registration/Insp; Eagan, William B.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stevens, Sean; 201523363; Appeal from Suspension/Registration/Insp; Stefanski, Anthony E.  
 RENZI, ANTHONY - Martinez, Shannon; 201522878; Complaint for Custody/Visitation; Smith, Elaine J.  
 RICHMAN, LESIA - Toogood, Joseph; 201523513; Complaint In Mortgage Foreclosure; Cunilio, James.  
 ROJAS LOPEZ, AURORA - Ramos, Ramon; 201522229; Complaint for Custody/Visitation; Cutillo Teare, Maria.  
 ROSSI, JOHN; DENISE; DENISE, ET.AL. - Citimortgage Inc; 201523583; Complaint In Mortgage Foreclosure; Wapner, Peter.  
 RUIZ, NICOLE - Daddona, James; 201522325; Complaint for Custody/Visitation; Lentz-Mcmahon, Erin C.  
 RYAN, ALEN - Bullock, Stephanie; 201522111; Support/Exceptions.  
 SANCHEZ, CONSUELA - Civitella, Michael; 201523113; Defendants Appeal from District Justice.  
 SCHADE, SAMUEL - Wagner, Amber; 201522018; Complaint for Custody/Visitation.  
 SEATON, DANIAN; OCCUPANTS - Federal National Mortgage Association; 201523221; Complaint in Ejectment; Wapner, Peter.  
 SITEK, PATRICIA - Sitek, Richard; 201523610; Complaint Divorce; Vangrossi, Vincent M.  
 SLOSS, LINDA - Sloss, John; 201523416; Complaint Divorce; Wassel, Joseph B.  
 SOWA, DAVID; WILSON, DENA - Lsf8 Master Participation Trust; 201523512; Complaint In Mortgage Foreclosure; Ebeck, Keri P.  
 STARKE, GWENDOLLYN - Portfolio Recovery Associates Llc; 201523087; Civil Action; Brown, Carrie A.  
 SWANK, DEBRA - Discover Bank; 201523325; Civil Action; Gulko, Ralph.  
 THAXTON, DARRIN - Knox, Kristy; 201522145; Complaint for Custody/Visitation.  
 TORRI, ALINO - Capital One Bank Usa Na; 201523429; Plaintiffs Appeal from District Justice; Ratchford, Michael F.  
 TRUESDALE, GEORGE - Truesdale, Michaela; 201523527; Complaint Divorce.  
 VANELL, JOSEPH - Becker, Megan; 201521747; Complaint for Custody/Visitation.  
 WARNER, JESSICA - Mcknight, Shane; 201522231; Complaint for Custody/Visitation.  
 WEINSTOCK, JAYNE - Weinstock, David; 201523621; Complaint Divorce; Young, Cheryl L.

WEISS, JEFFREY - Wells Fargo Bank Na; 201523297; Complaint In Mortgage Foreclosure; Lobb, Jonathan.  
 WEST, ANDREW - Gray, Diane; 201523392; Civil Action; Michell, Robert W.  
 WHITE, ANNA; ENOCH - Why, Lettucia; 201523367; Complaint for Custody/Visitation; Cappolella, Lisa J.  
 WILLIAMS, LORAN - Williams, Cynthia; 201523111; Complaint Divorce.  
 WILLIAMS, MALIQUE - Robinson, Brandi; 201522910; Complaint for Custody/Visitation.

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## WILLS PROBATED

### Granted Week Ending September 1, 2015

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ABEL, JAMES R. - West Norriton Township; Abel, Nancy E., 2121 Alexander Drive Norristown, PA 19403.  
 BENSON, MILDRED - North Wales Borough; Cottenden, George R., 438 South 8Th Street North Wales, PA 19454.  
 BERCOFSKI, BLANCHE N. - Upper Gwynedd Township; Mirynowski, James D., 644 Eagle Lane Lansdale, PA 19446.  
 BLUMEN, ELIZABETH W. - Lower Providence Township; Cannon, Deborah, 18 E. Jefferson Street Media, PA 19063.  
 CLARK, DOROTHY C. - Rockledge Borough; Clark, Deborah A., 39 N. Penn Avenue Rockledge, PA 19046; Francis, Maureen D., 4875 Vinton Road Anthony, NM 88021.  
 CULBREATH, ANNA C. - Norristown Borough; Culbreath, Ernest J., 631 East Basin Street Norristown, PA 19401.  
 DOEBLEY, FLORENCE R. - Lower Merion Township; Doebley, Eugene J., Jr., 2 E Somers Avenue Somers Point, PA 08244; Fox, Teresa D., 104 Maple Avenue Narberth, PA 19072.  
 EISENMANN, THERESA M. - East Norriton Township; Eisenmann, Stephen A., 915 Main Street Hartford, CT 06103.  
 FICKERT, SHIRLEY - Hatfield Township; Fickeert, Stephen, 810 Orvilla Road Hatfield, PA 19440-2672.  
 HARTNETT, JOHN J., JR. - Lower Salford Township; Hartnett, John J. Iii, 346 W Vine Street Hatfield, PA 19440.  
 HENRY, HAROLD M. - Whitpain Township; Miett, Rafaela, 1127 Fairview Road Blue Bell, PA 19422.  
 HUMAN, MARGERY S. - Whitpain Township; Human, Mark S., 2116 Old Welsh Road Abington, PA 19001.  
 HUTCHINSON, EDWARD - North Wales Borough; Hutchinson, Edward, Jr., 320 S Pennsylvania Avenue North Wales, PA 19454.  
 KATCHMAN, JEROME - Lower Merion Township; Katchman, Stacy D., 1006 Whitegate Road Wayne, PA 19087; Katchman, Steven, 1026 Broadmoor Road Bryn Mawr, PA 19010.  
 KRIL, MICHALINA - Worcester Township; Dicciani, Mary K., 2535 Stony Creek Road Lansdale, PA 19446.

- LANDIS, PAUL G. - Pottstown Borough;  
Landis, John, 262 King Street Pottstown, PA 19464;  
Townsend, Susan L., 199 Pine Ford Road  
Pottstown, PA 19464.
- LUTZ, MARGARET A. - Hatboro Borough;  
Lutz, Edward C., Jr., 228 Summerwind Lane  
Harleysville, PA 19438.
- LYNCH, JOSEPHINE D. - Lower Merion Township;  
, C/O William R Levy Philadelphia, PA 19103;  
Lynch, Linda H., 131 Windsor Road  
Waban, MA 02468.
- MARANO, VINCENT G., JR. - Norristown Borough;  
Vallotton, Marian W., 220 S Valley Forge Road  
Devon, PA 19333.
- MEHR, MURIEL F. - Whitpain Township;  
Mehr, Joseph, 113 Mallard Drive W  
North Wales, PA 19454.
- MILLER, GLADYS D. - Skippack Township;  
Ginsberg, Leslie A., 2 Whalers Bluff  
Newport Coast, CA 92657.
- MOLETTIERE, BARBARA - Montgomery Township;  
Cohen, Lynn, 2007 Silverwood Drive  
Newtown, PA 18940.
- NEWSOME, LESLIE R. - Cheltenham Township;  
Newsome, Karen L., 8100 Fenton Road  
Glenside, PA 19038.
- RUSSELL, MARY C. - Horsham Township;  
Balestrieri, Barbara, 34 Maple Avenue  
Hatboro, PA 19040.
- SHARKEY, DENNIS J. - Narberth Borough;  
Gallen, Mary E., 781 Sycamore Way  
Wayne, PA 19087.
- SHELLEY, ELIZABETH V. - Horsham Township;  
Shelley, Alan R., 204 Third Avenue West  
Cape May, NJ 08204; Shelley, Frank X. Iii,  
726 Chapel Hill West Horsham, PA 19044.
- SLATER, JOSEPH M. - West Norriton Township;  
McLaughlin, Joanne M., 6221 Oyster Bay Court  
Bridgeville, PA 15017.
- STOCKBOWER, ASAKO - Upper Gwynedd Township;  
Cooney, Thomas M., 9 Hilltop Lane  
Medford, NJ 08055-2362; Stockbower, Dale E.,  
1221 Fort Washington Avenue  
Fort Washington, PA 19034.
- TANEY, DONNA L. - Lansdale Borough;  
Thomas, Kathryn B., 323 Lippitt Road  
Honey Brook, PA 19344.
- THOMAS, MARGARET B. - Lower Merion Township;  
Pemberton, Ellen B., 502 Lynmere Road  
Bryn Mawr, PA 19010.
- THOMPSON, JOHN V. - Whitpain Township;  
Thompson, John V., Jr., 531 Mcgraw Lane  
Glenmoore, PA 19343.
- TURNER, ELAINE L. - Upper Hanover Township;  
Finley, Florence C., 130 Green Valley Circle  
Dresher, PA 19025.
- TURNER, MARY J. - Cheltenham Township;  
Bowman, Thomas, 162 S. Easton Road  
Glenside, PA 19038.
- WAPLES, JANE K. - Lower Gwynedd Township;  
Myers, Deborah A., 2260 Country Club Drive  
Huntingdon Valley, PA 19006; Siergiej, Bernard F.,  
140 East Butler Avenue Ambler, PA 19002-0387.
- WILLIAMS, MILLIE - Abington Township;  
Ayasgil, Tahsin, 782 Jenkintown Road  
Elkins Park, PA 19046.
- ZATZ, OSCAR S. - Cheltenham Township; Zatz,  
Lori, 14675 Sw Sage Dr Powell Butte, OR 97753.