

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 December 10, 2014 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 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.**

Third and Final Publication

07-19360

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated October 27, 1961 and revised June 20, 1962, as follows, to wit:

BEGINNING at a point on the Northwestern side of Colton Drive (fifty feet wide), which point is measured the five following courses and distances from a point of curve on the Northeasterly side of Allendale Road (as shown on said plan): (1) extending from said point of curve on a line curving to the right having a radius of twenty-three and five-tenths feet, the arc distance of forty-two feet and one one-hundredth of a foot to a point of tangent; (2) North forty-five degrees, fifty-seven minutes East, two hundred eight and eighty-nine one-hundredths feet to a point of curve; (3) on a line curving to the left having a radius of two hundred feet, the arc distance of one hundred eighty-eight feet to a point of tangent; (4) North seven degrees, fifty-four minutes, thirty seconds West, four hundred thirty-four and fifty-one one-hundredths feet to a point of curve; and (5) on a line curving to the left having a radius of sixty-nine one-hundredths feet to the point and place of beginning, thence extending from said beginning point along the Northwestern side of Colton Drive, the two following courses and distances: (1) on a line curving to the left having a radius of one hundred fifty feet, the arc distance of fifty-seven and three one-hundredths feet to a point of tangent; and (2) South forty-five degrees, West four and sixty-six one-hundredths feet to a point; thence extending North forty-five degrees, West one hundred fifty-one and forty-five one-hundredths feet to a point; thence extending North forty-seven degrees, seventeen minutes East, one hundred twenty-three and twenty-six one-hundredths feet to a point; thence extending South twenty-three degrees, thirteen minutes East, one hundred sixty-nine and thirty-five one-hundredths feet to a point on the Northwestern side of Colton Drive, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Fish, by Deed from Mary R. Fish, widow, dated 09/29/2004, recorded 10/13/2004, in Deed Book 5524, Page 2771.

Parcel Number: 49-00-02434-00-1.

Location of property: 17 Colton Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Fish** at the suit of Citimortgage, Inc. Debt: \$247,927.54.

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.

07-27397

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, described, as follows:

BEGINNING at a point on the Southwesterly side of Moir Avenue (fifty feet wide), at the distance of one hundred four and seventy one-hundredths feet measured North twenty-six degrees, three minutes West from its intersection with the Northwestern side of Bullock Avenue (fifty feet wide); thence extending South sixty-six degrees, thirty-nine minutes West, one hundred fifty-three and thirty one-hundredths feet to a point; thence extending North twenty- three degrees, twenty-one minutes West, ninety-six feet to a point; thence extending North sixty- six degrees, thirty-nine minutes East, one hundred forty-eight and seventy-eight one-hundredths feet to a point on the Southwesterly side of Moir Avenue; thence extending along the same, South twenty-six degrees, three minutes East, ninety-six and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Raymond S. Malanowski and Irene J. Malanowski, his wife, by Deed dated May 19, 1959 and recorded May 19, 1959 in Montgomery County, Pennsylvania, in Deed Book 2966, Page 142, granted and conveyed unto Joseph D. McCullough, Jr. and Alfrieda A. McCullough, his wife, in fee.

AND the said Alfrieda A. McCullough died on October 11, 1976.

AND the said Joseph D. McCullough, Jr. also known as Joseph D. McCullough, died on December 10, 1994, leaving a Will probated and registered at Montgomery County, Pennsylvania as Will Number 94, wherein he appointed Janet A. McCullough, now known as Janet A. Soppick, Executrix, to whom Letters Testamentary were granted on December 16, 1994.

Parcel Number: 24-00-01972-00-2.

Location of property: 209 Moir Avenue, West Conshohocken, Montgomery County, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Soppick and Janet A. Soppick, h/w** at the suit of West Conshohocken Borough. Debt: \$130,500.00.

Mark F. Himsworth, 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 aforementioned 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: \$1,014,591.34.

Paul Cressman, Attorney. I.D. #318079

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

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

09-22294

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc., dated 4/6/87, last revised 7/21/87 and recorded in Plan Book A-48, Page 464, as follows, to wit:

BEGINNING at a point a corner of Unit 1302, as shown on above mentioned plan; thence extending from said beginning point along Lot 1302, North 00 degrees, 10 minutes, 00 seconds East, 100.00 feet to a point; thence extending South 89 degrees, 50 minutes, 00 seconds East, 20.00 feet to a point, a corner of Lot 1304, as shown on above mentioned plan; thence extending along the same, South 00 degrees, 10 minutes, 00 seconds West, 100.00 feet to a point; thence extending North 89 degrees, 50 minutes, 00 seconds West, 20.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John B. Kline and Renee Y. Kline, h/w, by Deed from Mario A. Raimondi and Jacqueline M. Raimondi, h/w, dated 04/30/1999, recorded 05/12/1999 in Book 5271, Page 503.

Parcel Number: 32-00-00423-60-7.

Location of property: 1303 Village Green Drive, Gilbertsville, PA 19525-9593.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John B. Kline and Renee Y. Kline** at the suit of Citimortgage, Inc. Debt: \$96,221.08.

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.

09-32425

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

BEGINNING at a point formed by the intersection of the center line of County Line Road (33 feet wide) with the extension of the center line of Clairemont Road (60 feet Wide); thence extending from said point of beginning North 65 degrees, 12 minutes East partly along the extension of the center line of Clairemont Road 175.00 feet

to a point; thence extending South 24 degrees, 48 minutes East crossing the Southeasterly side of Clairemont Road 230.81 feet to a point on the center line of a certain 10.00 feet wide utility easement; thence extending South 65 degrees, 12 minutes West partly along the center line of aforesaid utility easement and crossing the Northeasterly side of County Line Road 175.00 feet to a point on the center line of County Line Road aforesaid; thence extending North 24 degrees, 48 minutes West along the center line of County Line Road 230.81 feet to the first mentioned point and place of beginning.

BEING Lot 2 on above mentioned plan.

BEING the same premises which Vincent Craven Jr., by Deed dated 04/03/2007 and recorded 04/04/2007 in Deed Book 5641 at Page 2149 granted and conveyed unto Vincent Craven, Jr. and Aimee Craven, husband and wife. Parcel Number: 40-00-11332-00-4.

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

The improvements thereon are: A single family residential dwelling.

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

Jennifer Frechie, Attorney. I.D. #316160

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

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

09-37185

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision plan of "Beechwood Hill" Section #2, made by C. Raymond Weir Associates, Inc., on February 12th, 1963, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Afton Road (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Twining Road (50 feet wide): (1) leaving Twining Road on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 16 feet to a point of tangent on the Southwesterly side of Afton Road; (2) South 46 degrees, 56 minutes East, 353.50 feet to the point of beginning; thence extending from said point of beginning along the said Southwesterly side of Afton Road South 46 degrees, 56 minutes East, 100 feet to a point a corner of Lot #44 as shown on said plan; thence extending along said Lot #44 South 43 degrees, 2 minutes West, 260 feet to a point, a corner; thence extending North 46 degrees, 58 minutes West, 100 feet to a point a corner of Lot #42 as shown on said plan; thence extending along Lot #42 North 43 degrees, 2 minutes East, 260 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David B. Raible and Starr L. Raible, as Tenants by the Entireties, by Deed from Kathleen Mary Werk a/k/a Kathy M. Werk and Kathleen M. Werk, dated 06/20/1998, and recorded on 06/30/1998 in Book 5231, Page 452.

Parcel Number: 54-00-00007-00-2.

Location of property: 3266 Afton Road, Dresher, PA 19025-1802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David B. Raible and Starr L. Raible** at the suit of Deutsche Bank National Company, as Trustee in Trust for the Benefit of the Certificateholders for Ameriquet Mortgage Securities Trust 2005-R11, Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$518,979.15.

Paul Cressman, Attorney. I.D. #318079

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

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

09-37269

ALL THAT CERTAIN tractor piece or land, along the North side of the Ridge Road, East of King Road, in **Salford Township**, Montgomery County, Pennsylvania, according to a recent survey and plan dated March 17, 1952 with revision of February 25, 1956 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being Tract #7 on said plan.

BEGINNING at a point in the center line of Ridge Road said point being 199.47' Northeast of a spike in the center line of the Ridge Road and a corner of lands of grantor and Jacob Landis; thence along other lands of grantor, of which this was a part North forty-nine degrees, nineteen minutes West (North 49°, 19' West), the distance of three hundred sixty feet (360.0'), to a corner; thence North, forty degrees, forty-one minutes East (North 40°, 41' East), the distance of two hundred feet (200.0') to an iron pin; thence along other lands of James Moffett South forty-nine degrees, nineteen minutes East (South 49°, 19' East), the distance of three hundred sixty feet (360.0'), to the center line of Ridge Road; thence along the same South forty degrees, forty-one minutes West (40°, 41' West), the distance of two hundred feet (200.0') to the place of beginning.

CONTANING 1.653 acre of land, more or less.

OWNER OF RECORD: Steven Virgilio and Tami Virgilio by Deed from James E. Moffett, IV and Joy Ann Moffett dated 1/29/07 and recorded: 1/16/08 in Book 5678, Page 2875.

Parcel Number: 44-00-01479-00-7.

Location of property: 551 Ridge Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tami Virgilio and Steven M. Virgilio** at the suit of Federal National Mortgage Association. Debt: \$240,042.15.

Salvatore Filippello, Attorney. I.D. #313897

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

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

09-43734

ALL THAT LOT or parcel of ground situate, lying and being in Montgomery County, Commonwealth of Pennsylvania, and being more particularly described, as follows:

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 Southeasterly side of Fawn Court (variable width) said point being a corner of Lot No. 3 as shown on the above mentioned plan; thence extending from said beginning point and along the Southeasterly side of Fawn Court North 48 degrees, 11 minutes, 45 seconds East, 20 feet to a point, a corner Lot No. 1 as shown on the above mentioned plan; thence extending along the same South 41 degrees, 48 minutes, 15 seconds East and crossing a certain 10 feet wide drainage easement 100 feet to a point; thence extending South 48 degrees, 11 minutes, 45 seconds West, 20 feet to a point, a corner of Lot No. 3 as shown on the above mentioned plan; thence extending along the same North 41 degrees, 48 minutes, 15 seconds West and recrossing the aforesaid 10 feet wide drainage easement 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carolyn T. Brown, by Deed from Trim Development Company, (a PA Corporation), dated 07/27/1998, recorded 08/05/1998 in Book 5235, Page 1198. Mortgagor Carolyn T. Brown died on November 12, 2008, and Tiereney M. Brown was appointed Administratrix of her Estate.

Parcel Number: 37-00-00728-02-7.

Location of property: 20 Fawn Court, Royersford, PA 19468-1435.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tiereney M. Brown, in Her Capacity as Administratrix and Heir of The Estate of Carolyn T. Brown, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Carolyn T. Brown, Deceased** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$275,656.06.

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

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

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

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

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

10-05782

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision (Alba Ridings of Montgomery) made by Urwiler & Walter, Inc., dated June 10, 1988, last revised March 6, 1989 and recorded in Plan Book A-51, Page 24, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Chaps Way (50 feet wide), a corner of Lot #17 on said plan; thence extending from said point of beginning and along Chaps Way the following two courses and distances: (1) on the arc of a circle curving to the left, having a radius of 175.00 feet the arc distance of 22.79 feet to a point of tangent; and (2) North 43 degrees, 24 minutes, 21 seconds East, 115.00 feet to a corner of Lot #35 on said plan; thence extending from Chaps Way and along Lot #35 on said plan and crossing a 20 feet wide drainage easement, South 46 degrees, 35 minutes, 39 seconds East, 180.00 feet to a point on the Northwesterly side of Stump Road (said point being 30 feet from the center line of Stump Road); thence along the same, South 43 degrees, 24 minutes, 21 seconds West, 161.50 feet to a corner of Lot #17 on said plan; thence extending from Stump Road and along said lot and re-crossing said 20 feet wide drainage easement, North 39 degrees 07 minutes, 52 seconds West, 183.03 feet to a point of curve on the Southeasterly side of Chaps Way and being the first mentioned point and place of beginning.

BEING known as Lot #18 on said plan.

CONTAINING in area 26,959 square feet, more or less.

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

BEING the same premises which Byung Lee and Jong Lee, husband and wife, by Deed dated 9/29/2004 and recorded 10/22/2004 in Book 5530, Page 455 granted and conveyed unto Hee G. Hwang and Jung Soon Kim, husband and wife.

Parcel Number: 46-00-00543-41-9.

Location of property: 102 Chaps Way, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hee G. Hwang and Jung Soon Kim** at the suit of Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$349,417.33.

Jennifer Frechie, Attorney. I.D. #316160

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

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

10-08580

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, being one-half of Lot No. 32 and Lots 33, 34 and 35 in a plan of lots laid out by the Executors of the Last Will and Testament of Christopher Quinn, Deceased, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northwestern side of Fayette Street, being a continuation of line of Fayette Street, in the Borough of Conshohocken (known as the Whitemarsh and Plymouth Turnpike Road) at the distance of six hundred and seventy feet Northeasterly from the line dividing the Borough of Conshohocken and the Township of Plymouth, being a line in the middle of Twelfth Avenue as laid out eighty feet wide; thence extending along the Northwestern side of said Fayette Street Northeasterly seventy feet to a corner of these and Lot No. 36 on said plan; thence by and along said Lot No. 36, Northwesternly one hundred and eighty-six feet to the Southeasterly side of Forrest Street, as laid out on said plan; thence along said side of Forrest Street, Southwesterly seventy feet to the middle line of Lot No. 32 aforesaid and through the middle thereof Southeasterly one hundred and eighty-six feet to the place of beginning.

BEING the same premises which Joseph Bondra, Jr. and Loretta Bondra, by Deed dated 10/13/07 and recorded 11/14/07 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5672, Page 33, granted and conveyed unto Joseph Bondra, Jr. and Loretta Bondra, husband and wife, and Carmen Bondra and Carolyn Bondra, husband and wife, all as Joint Tenants With the Right of Survivorship.

Parcel Number: 49-00-01531-00-4.

Location of property: 1316 Butler Pike, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carmen J. Bondra, Carolyn M. Bondra, Joseph Bondra, Jr. and Lorretta A. Bondra, a/k/a Loretta A. Bondra** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$170,812.80.

Salvatore Filippello, Attorney. I.D. #313897

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

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

10-08632

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, being Lot #75 on Plan of Lots called "Edgewood Park" surveyed by Muldrew & Alcott, on October 19, 1914 which plan is duly recorded at Norristown in Deed Book 676, Page 500 described according to said plan, as follows, to wit:

BEGINNING at a corner of Lot #174 on the Northeasterly side of Meade Road (formerly Ashmead Road) 50 feet wide at the distance of 440.28 feet Southeastwardly from a point of curve on the said side of Meade Road connecting the same with the Southeasterly side of Thomson Road; thence extending along Lot #74 North 9 degrees, 38 minutes East, 263.24 feet to a point; thence extending along the rear line of Lot #67 North 83 degrees, 57 minutes, 44 seconds East, 42.94 feet to a point; thence extending along Lot #76 South 11 degrees, 17 minutes East, 254.24 feet to a point in the Northerly side of Meade Road aforesaid; thence extending along the said side of Meade Road on a line curving to the right having a radius of 172.63 feet the arc distance of 115.65 feet to a point of tangent; thence extending still along the Northeasterly side of Meade Road North 80 degrees, 22 minutes West, 25 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions of record. It is understood and agreed however that the recital of the within mentioned restrictions shall not be construed as a revival thereof in the event that they have expired by limitation, violation or for any other reason.

TITLE TO SAID PREMISES IS VESTED in Ji Lee a/k/a Ji Young Lee and Byong Wook Lee by Deed from Han Kyoo Lee, dated June 29, 2001 and recorded July 18, 2001 in Deed Book 5367, Page 2477.

Parcel Number: 31-00-18484-00-7.

Location of property: 103 Meade Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ji Lee a/k/a Ji Young Lee and Byong Wook Lee** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC4, Asset-Backed Pass-Through Certificates, Series 2006-WMC4. Debt: \$627,233.13.

Carol A. DiPrinzio, Attorney.

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

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

10-09425

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, situate in **Jenkintown Borough**, Montgomery County, Pennsylvania, and described according to a certain plan of property made for Pauline B. Fleming by George B. Mebus, Inc., Engineers, dated 10/4/1963, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Wyncote Road (40 feet wide) with the Northwesterly side of Washington Lane (33 feet wide); thence extending from said point of beginning, South 63 degrees, 51 minutes West, along the Northwesterly side of Washington Lane, 150.12 feet to a point; thence extending North 28 degrees, 31 minutes West, 78.76 feet to a stone; thence extending North 61 degrees, 29 minutes East, 150.00 feet to a point to a stone on the Southwesterly side of Wyncote Road aforesaid; thence extending South 28 degrees, 31 minutes East, along the Southwesterly side of Wyncote Road, 85.00 feet to the first mentioned point of intersection and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Maneely, by Deed from Rebecca E. Udell and Ryan J. Udell, dated 06/17/2006, recorded 07/07/2006 in Book 5607, Page 391.

Parcel Number: 10-00-05184-00-8.

Location of property: 310 Wyncote Road, Jenkintown, PA 19046-3121.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Daniel Maneely** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for the C-Bass Trust 2006-CB9, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB9. Debt: \$356,161.01.

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

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

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

10-12072

ALL THAT CERTAIN lot or piece of ground, situated in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a survey and plan of Norriton Woods, made by Donald H. Schurr, Civil Engineer and Surveyed on December 20, 1964, and last revised on June 23, 1966, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norritown, Pennsylvania, in Plan Book A-3, Page 76, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Kennedy Road (fifty feet wide) at the distance of four hundred thirty-two feet measured North seventy-six degrees, East, along the side of Kennedy Road from a point of origin therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the left, having a radius of twenty feet, the arc distance of thirty-one and forty-two hundredths feet from a point of curve on the Northeasterly side of Pierce Road (fifty feet wide).

CONTAINING in depth or breadth on the said side of Kennedy Road one hundred feet and extending of that width in length or depth Northwesterly between parallel lines at right angles to the said Kennedy Road, two hundred feet.

BEING Lot #149 as shown on said plan.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

TITLE TO SAID PREMISES IS VESTED IN Janet J. Cravetz and Larry Cravetz, w/h, as Tenants by the Entireties, by Deed from Janet J. Cravetz, Individually and Janet J. Cravetz, Executrix of the Estate of John A. Roetling, Deceased, dated 5/31/2005, recorded 06/16/2005 in Book 5557, Page 2337.

Parcel Number: 33-00-04936-00-8.

Location of property: 3209 Kennedy Road, East Norriton, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Larry Cravetz and Janet J. Cravetz** 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: \$183,991.24.

Michael Dingerdissen, Attorney. I.D. #317124

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

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

10-12228

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and described and known as Lot No. 48 Florence Drive, according to a plan of subdivision made for Hunter Construction Company by Herbert H. Metz, Inc., dated December 29, 1978, last revised February 6, 1979, which plan is recorded in Plan Book A-36, Page 75, which plan is commonly known as Hunter Crest, as follows, to wit:

BEGINNING at a corner of this lot and Lot No. 47 on the aforesaid plan on the Southerly side of Florence Drive (50 feet wide); thence along Lot No. 47 South 14 degrees, 28 minutes, 24 seconds East, 214.81 feet to a corner; thence along Lot No. 43 South 55 degrees, 20 minutes, 36 seconds West, 39.02 feet to a corner; thence along Lot No. 49 North 24 degrees, 28 minutes, 24 seconds West, 236.14 feet to a corner, thence along the said Southerly side of said Florence Drive along the arc of a circle curving to the right with a radius of 288.69 feet the arc distance of 77.98 feet the chord of said being North 78 degrees, 40 minutes, 50 seconds East, 77.75 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Royden Groff and Susan Groff, h/w, by Deed from Tina S. Artigliere, f/k/a Tina S. Fournier and David Anthony Artigliere, w/h, dated 10/28/2004, recorded 11/15/2004 in Book 5532, Page 2352.

Parcel Number: 50-00-00575-73-4.

Location of property: 254 Shirley Drive, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan P. Groff a/k/a Susan Groff and Royden M. Groff a/k/a Royden Groff** at the suit of Nationstar Mortgage, LLC. Debt: \$216,760.00.

Carol A. DiPrinzio, Attorney.

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

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

10-17328

ALL THAT CERTAIN lot or parcel of land, with the building and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of survey prepared for Gary and Roslyn Carson dated April 8, 1991 and last revised April 19, 1991 as prepared by Tumerpahutski Associates, Inc., Professional Land Surveyors, as follows:

BEGINNING at a point on the center line of Llanfair Road, 40 feet wide, a private road through this portion, said point being at the distance of 177.54 feet measured South 76 degrees, 29 minutes West along said center line of Llanfair Road from a spike found at the center line of Anton Road; thence from said point of beginning along the said center line of Llanfair Road (still a private road through this portion) South 76 degrees, 29 minutes West, 308.96 feet to a spike (found and held); thence continuing along the said center line of Llanfair Road, open to the public through this portion, South 61 degrees, 56 minutes West, 72.98 feet to a pipe (found and held); thence partially along the Northeastly side of St. Georges Road, 40 feet wide, North 25 degrees, 39 minutes West, 219.06 feet to an iron pin (set); thence along lands now or formerly of Hugh A. and Susan E. Reynolds and partially along lands now or formerly of Edwin C. and Sandra R. Elicker crossing a concrete monument (found and held) 5.86 feet distance from said last mentioned point as shown on said plan, North 72 degrees, 29 minutes East, 329.91 feet to a marble monument (found and held); thence still along said lands now or formerly of Elicker North 80 degrees, 38 minutes East, 128.33 feet to a pipe (found and held); thence along lands now or formerly of Mousa F. and Leora D. Natan South 14 degrees, 56 minutes West, 120.80 feet to an iron pin (set); thence along the same South 27 degrees, 41 minutes East, 106.59 feet to the first mentioned place of beginning.

CONTAINING 1.941 acres.

TITLE TO SAID PREMISES IS VESTED IN Gary Carson, a married man, as his sole and separate property by Quit Claim Deed from Gary Carson, a married man and Roslyn Carson, a married woman, who acquired Title without marital status dated 8/24/2007 and recorded 11/10/2008 in Deed Book 5678. Page 1249.

Parcel Number: 40-00-33236-00-6.

Location of property: 205 Llanfair Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gary Carson and United States of America** at the suit of Wells Fargo Bank, N.A., also known as Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB. Debt: \$748,233.93 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.

10-29081

ALL THAT CERTAIN frame message or tenement and lot or piece of ground, situate in LaMott in **Cheltenham Township**, aforesaid, bounded and described, as follows:

BEGINNING at a corner in the middle of a thirty-two feet wide street called Keenan Street, being a corner of land granted or intended to be granted to John Farrell; thence by the same North forty-eight degrees, thirty-nine minutes West, two hundred and four feet, six inches to a corner in the line of land now or late of James Corr and Dantel McGrath; thence along the same South forty-one degrees, twenty-one minutes West, fifty-three feet, six inches to a corner of other land of the said Thomas Keenan whereof this was a part; thence along the same South forty-eight degrees, thirty-nine minutes East, two hundred and four feet, six inches to a corner in the middle of the aforesaid street; thence along the middle thereof North forty-one degrees, twenty-one minutes East, fifty-three feet, six inches to the place of beginning.

CONTAINING one quarter of acre of land be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Ernie P. Ball by Deed from Muriel Mason, Executrix of the Estate of Reginald Harris, Deceased dated February 17, 2005 and recorded April 7, 2005 in Deed Book 5549, Page 1672.

Parcel Number: 31-00-15979-00-1.

Location of property: 7312 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ernie P. Ball and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of LSF8 Master Participants Trust, by Caliber Home Loans, Inc., Solely in its Capacity as Servicer. Debt: \$213,964.93.

Marc S. Weisberg, Attorney.

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

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

10-30388

ALL THOSE SIX CERTAIN lots or pieces of land, with the messuage situate in **Hatfield Township**, Montgomery County Pennsylvania bounded and described according to a survey thereof made by Reinhold Thieme, Jr., March 1929, as follows, to wit:

BEGINNING at an iron pin in the middle of a public road (33 feet wide) known as Souderton Road and leading from Hatfield to Souderton and in line of land of Abraham Bolton; thence along the same South 57 degrees, 15 minutes West, 346.04 feet to an iron pin in line of land of Frank W. Scholl; thence along the same North 28 degrees, 18 minutes West, 418.54 feet to an iron pin in line of land of Lewellyn A. Groff et ux. (Lot No. 4); thence along the same North 57 degrees, 15 minutes East, 275.7 feet to a point in the middle of said Souderton Road; thence along the middle thereof South 34 degrees, 18 minutes East, 230.43 feet to an iron pin; thence continuing in the middle of said Souderton Road South 42 degrees, 21 minutes East, 189.57 feet to an iron pin the place of beginning.

BOUNDED on the Northeast by the Souderton Road on the Southeast by land of Abraham Bolton on the Southwest by land of Frank W. Scholl and on the Northwest by land of Llewellyn A. Groff.

BEING Lots 5, 6, 7, 8, 9 and 10 on said plan.

AND the above-mentioned Souderton Road is more commonly known in this area as Penn Street.

BEING the same premises which 3120 Penn Associates, LLC by Deed dated June 17, 2005, and recorded June 28, 2005, in Montgomery County in Book 5560, Page 90, granted and conveyed unto Joseph W. Canazaro.

Parcel Number: 35-00-08470-00-9.

Location of property: 3120 Penn Street, Hatfield, PA.

The improvements thereon are: Commercial building/former restaurant.

Seized and taken in execution as the property of **Joseph Canazaro** at the suit of 3120 Penn Associates, LLC. Debt: \$641,898.41.

Jessica M. Gulash, 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.

10-30818

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

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan of lots thereof by Muldrew and Alicott, Civil Engineers, on the 1st day of October A.D. 1944, as follows, to wit:

(A) One thereof beginning at a point in the Northeasterly side of Towanda Avenue at the distance of 90.56 feet Southeastwardly from the point of intersection of the Southeasterly side of Lafayette Avenue and the Northeasterly side of Towanda Avenue.

CONTAINING in front or breadth on the said Towanda Avenue, 60 feet and extending of that width in length or depth Northeasterly between parallel lines at right angles with the said Towanda Avenue 150 feet.

(B) And the other thereof, being Lot No. 52 on said Plan of Melrose Land Company.

BEGINNING at a point formed by the intersection of the Northeasterly side of Towanda Avenue (40 feet wide) and the Southeasterly side of Lafayette Avenue (50 feet wide); thence extending North 54 degrees, 10 minutes East, 26.09 feet; thence by a curve to the left with a radius of 808.5 feet, the distance of 128.11 feet to a point; thence South 51 degrees, 55 minutes East, 63.22 feet to a point; thence South 38 degrees, 5 minutes West, 150 feet along Lot No. 53 to a point; thence North 54 degrees, 53 minutes West, 96.56 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Babatunde A. Osobu and United States of America by Deed from JP Morgan Chase Bank as Trustee on Behalf of Truman Capital Mortgage Loan Trust 2004-2 Asset Backed Certificates, Series 2004-2 s/i/t Fairbanks, c/o Select Portfolio Servicing, Inc. dated February 8, 2006 and recorded August 22, 2006 in Deed Book 05613, Page 0940.

Parcel Number: 31-00-26350-00-7.

Location of property: 105 Towanda Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Babatunde A. Osobu and United States of America** at the suit of Bank of America, N.A. Debt: \$437,116.80.

Christine L. Graham, Attorney.

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

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

10-32366

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan and survey thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, dated in February of 1946, as follows, to wit:

BEGINNING at a point in the bed of Egypt Road at a corner of land now or late of Frank Rowan; thence extending South 04 degrees, 43 minutes East, crossing over a stake set on the Southeasterly side of Egypt Road and along said Rowan's land, 240.02 feet to a pin; thence extending along land of William C. Shuster South 84 degrees, 37 minutes West, 57.21 feet to a point; thence extending North 05 degrees, 23 minutes West crossing over another stake set on the Southeasterly side of Egypt Road, 240.00 feet to a point in the bed thereof; thence extending through the bed of said Egypt Road North 84 degrees, 37 minutes East, 60.00 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made September 2, 1947, by Will D. Hiltner, R.S., as follows, to wit:

BEGINNING at a point on the middle line of Egypt Road, said point being distance South 84 degrees, 37 minutes West, 60.00 feet from a point, a corner of land now or late of Frank Rowan; thence extending along the middle line of Egypt Road, South 84 degrees, 37 minutes West, 53.75 feet to a point, a corner of land formerly of Howard C. Nyce and Ethel R. Nyce, his wife; thence extending along said land South 05 degrees, 23 minutes East, 240.00 feet to a stake in line of land formerly of Willis Read Roberts and Frederick M. Voss, now of William C. Shuster; thence extending along said land, North 84 degrees, 37 minutes East, 53.75 feet to a stake in line of land now or formerly of William C. Shuster, Jr., et ux; thence extending along said land North 05 degrees, 23 minutes West, 240.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Albert S. Leonetti, Jr., by Deed from Albert S. Leonetti, Jr. and Mary A. Leonetti, dated 07/26/2006, recorded 08/09/2006 in Book 5611, Page 2040.

Parcel Numbers: 63-00-02107-00-8 and 63-00-02110-00-5.

Location of property: 136 Egypt Road, Norristown, PA 19403-3029.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert S. Leonetti, Jr. a/k/a Albert Leonetti** at the suit of Wells Fargo Bank, N.A. Debt: \$245,782.77.

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.

10-33247

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record Plan of Gwynedd Valley Estates prepared by Chambers Associates, Consulting Engineers and Surveyors dated April 7, 1980, last revised November 7, 1981 recorded in the Office for the recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-14, Page 111, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Florence Drive (50.00 feet wide) at a corner of Lot No. 69 as shown on said plan and which point is measured the 3 following courses and distances from a point of reverse curve on the Easterly side of Gwynedd Valley (50.00 feet wide) viz: (1) leaving the said Easterly side of Gwynedd Valley Drive on the arc of a curve curving to the right having a radius of 10.00 feet the arc distance of 16.06 feet to a point of tangent on the said Southeasterly side of Florence Drive; (2) thence extending South 88 degrees, 16 minutes, 53 seconds East along the said side of Florence Drive the distance of 314.62 feet to a point of curve on the same; and (3) thence extending in a general Northeastwardly direction along the said Southeasterly side of Florence Drive on the arc of a curve curving to the left having a radius of 200.00 feet, the arc distance of 235.36 feet to the point of beginning; thence extending from said point of beginning in a Northeastwardly to Northwardly to Northwestwardly direction along the Southeasterly, Easterly and Northeastly sides of Florence Drive aforesaid, on the arc of a curve curving to the left, having a radius of 200.00 feet the arc distance of 147.76 feet to a point a corner of Lot No 66 as shown on said plan; thence extending North 71 degrees, 57 minutes, 44 seconds East, along Lot No. 66, the distance of 157.07 feet to a point a corner of lands now or formerly of North Pennsylvania Railroad Company as shown on said plan; thence extending South 23 degrees 39 minutes, 52 seconds East along said railroad lands, the distance of 323.96 feet to a point a corner of Lot No. 69 aforesaid; thence extending North 70 degrees, 07 minutes, 11 seconds West along Lot No. 69, the distance of 305.47 feet to the first mentioned point on the said Southeasterly side of Florence Drive and place of beginning.

BEING known as Lot No. 67 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kwan W. Kim, a/k/a Kwan Woo Kim and Jea Ryeun Kim, a/k/a Jea Ryfun Kim and Jea R. Kim by Deed from Samir Farrag and Iris Farrag dated August 15, 2000 and recorded September 1, 2000 in Deed Book 5329, Page 2037.

Parcel Number: 39-00-01233-10-5.

Location of property: 1416 Florence Drive, Gwynedd Valley, PA 19437.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jea R. Kim a/k/a Jea Ryfun Kim and Kwan W. Kim** at the suit of Bank of America, N.A. Debt: \$456,362.31.

Carol DiPrinzio, Attorney.

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

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

11-00211

ALL THAT CERTAIN land and premises, hereditaments and appurtenances, situate, lying and being in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 27 on a Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 3 and October 5, 1950 and bounded and described in accordance therewith, as follows:

BEGINNING at a point on the Southwest side of Oxford Circle (50 feet wide) at the distance of one hundred thirty-four feet and eighty one-hundredths of a foot Northwestwardly from a point of tangent of the radius round corner of Oxford Circle and Prospect Avenue (50 feet wide) a corner of Lot No. 26 on said plan; thence along the Southwest side of Oxford Circle South forty-eight degrees, twenty-six minutes East, fifty-five feet to a point, a corner of Lot No. 28; thence along Lot No. 28 South forty-one degrees, thirty-four minutes West, one hundred ten feet to a point, a corner of Lot No. 30; thence along Lot No. 30 North forty-eight degrees, twenty-six minutes West, fifty-five feet to a point, a corner of Lot No. 26 aforesaid; thence along Lot No. 26 North forty-one degrees, thirty-four minutes East, one hundred ten feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Danielle G. Hunter by Deed from William Monroe and Wendy Monroe, dated January 23, 2004 and recorded February 25, 2004 in Deed Book 05497, Page 1363.

Parcel Number: 63-00-05650-00-2.

Location of property: 6 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Danielle G. Hunter** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$177,822.80.

Marc S. Weisberg, Attorney.

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

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

11-16548

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

BEGINNING at the North terminus of a radial round corner connecting the Northeast side of Green Lane (formerly Mather Lane) (forty feet wide) with the Southeast side of Washington Lane (forty-six and five-tenths feet wide); thence extending North forty-two degrees, seven minutes, forty-six seconds East along the Southeast side of Washington Lane one hundred thirty-nine and twenty-four one-hundredths feet to a point; thence extending South forty-seven degrees, fifty-two minutes, fourteen seconds East, one hundred thirty-five feet to a point; thence extending South forty-two degrees, seven minutes, forty-six seconds West, one hundred fifty-nine and twenty-four one-hundredths feet to the Northeast side of Green Lane (formerly Mather Lane); thence extending North forty-seven degrees, fifty-two minutes, fourteen seconds West along the Northeast side of Green Lane (formerly Mather Lane) one hundred fifteen feet to the Southeast terminus of the aforesaid radial round corner; thence in a North direction on the arc of a circle on a line curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to the Southeast side of Washington Lane the first mentioned point and place of beginning.

BEING Lot No. 10 on said plan.

Parcel Number: 31-00-12313-00-4.

Location of property: 7910 Green Lane, Wyncote, PA 19095.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Bruce W. Willis and Luretha A. Willis** at the suit of School District of Cheltenham Township. Debt: \$9,571.54.

James R. Wood, Attorney.

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

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

11-19365

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, described according to a plan of subdivision, prepared for DeLuca Enterprises, Inc., (Mallard Pond), made by Urwiler and Walter, Inc., Summerytown, Pennsylvania, dated 05/30/1986 and last revised 11/17/1986 and recorded in Plan Book A-48, Page 255, described, as follows:

BEGINNING at a point of reverse curve on the Southwesterly side of Mallard Drive West (50 feet wide), which point is measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 37.54 feet from a point of curve on the Southeasterly side of Rose Twig Lane (50 feet wide); thence extending from said point of beginning and along Mallard Drive West on the arc of a circle curving to the left having a radius of 700.00 feet the arc distance of 89.91 feet to a corner of Lot 18 on said plan; thence extending from Mallard Drive West and along Lot 18 on said plan, South 19 degrees, 24 minutes, 07 seconds West, 198.23 feet to a corner of Lot 16 on said plan; thence along the same North 70 degrees, 45 minutes, 20 seconds West, 140.00 feet to a point of curve on the Southeasterly side of Rose Twig Lane; thence along the same the following three courses and distances: (1) on the arc of a circle curving to the right having radius of 800.00 feet the arc distance of 25.00 feet to a point of tangent; (2) North 27 degrees, 09 minutes, 02 seconds East, 153.80 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 37.54 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN: Yi Woong Kim and Bu Soon Kim, h/w, as Tenants by the Entireties, by Deed from Yi Woong Kim and Bu Soon Kim, h/w and Won B. Kim, a married man, dated 12/29/2010, recorded 01/24/2011 in Book 5791, Page 1795.

Parcel Number: 46-00-03234-50-9.

Location of property: 200 Mallard Drive East, North Wales, PA 19454-1192.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yi Woong Kim and Bu Soon Kim** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$359,722.16.

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

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

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

11-24567

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, and described according to a plan of Plymouth Meeting Village made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated February 1, 1950, as follows, to wit:

BEGINNING at a point on the Westerly side of Pilgrim Road (fifty feet wide), which point is measured the two following courses and distances along the Westerly and Northwesterly side of said Pilgrim Road and the Southwesterly side of Penn Road (fifty feet wide) (both sides produced): (1) extending from said point of intersection South forty-three degrees, fifty-one minutes, fifty-five seconds West, two hundred twenty-six feet and fifty one-hundredths of a foot to a point of curve; (2) on a line curving to the left having a radius of two hundred sixty-two one-hundredths of a foot to the point and place of beginning extending from said beginning point along the said Westerly side of Pilgrim Road on a line curving to the left having a radius of two hundred twenty-five feet the arc distance of sixty-one feet and forty one-hundredths of a foot to a point of reverse curve in the same; thence extending on a line curving to the right having a radius of twenty feet the arc distance of twenty feet and ninety-four one-hundredths of a foot to a point of tangent on the Northwesterly side of Meetinghouse Road (fifty feet wide); thence extending along the same South forty degrees, thirty-three minutes, thirteen seconds West, eighty-four feet and twenty one-hundredths of a foot to a point; thence extending North forty-five degrees, thirty-eight minutes, fifteen seconds West, one hundred twenty-three feet and fifty-five one-hundredths of a foot to a point; thence extending North thirty-two degrees, thirty-five minutes, eighteen seconds West; thence extending North thirty-two degrees, thirty-five minutes, eighteen seconds West, ten feet, twenty-three one-hundredths of a foot to a point; thence extending North seventy degrees, thirty-three minutes, thirteen seconds East along the center line of a certain ten feet wide driveway laid out between these premises and the premises adjoining to the Northwest one hundred thirty-nine feet and seventy-eight one-hundredths of a foot to the first mentioned point and place of beginning.

BEING Lot 5, Section A, House 1, as shown on said plan.

BEING more fully described in a Deed dated 09/17/1990, and recorded 09/24/1990 among the land records of the County and State set forth above, in Deed Book 4958, Page 1463.

TITLE TO SAID PREMISES IS VESTED IN Leonidas Koletas by Deed from John A. Sharpe, III and Martha McKee-Sharpe, husband and wife dated 09/17/1990 recorded 09/24/1990 in Deed Book 4958, Page 1463.

Parcel Number: 65-00-08956-00-6.

Location of property: 4000 Pilgrim Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Leonidas Koletas** at the suit of Ocwen Loan Servicing, LLC. Debt: \$240,985.64.

Amanda L. Bauer, Attorney. I.D. #307028

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

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

11-26127

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a plan made thereof by Barton & Martin, Engineers of Philadelphia, Pennsylvania, dated July 23, 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Acorn Lane (40 feet wide) at the distance of 766.09 feet South and Westward along the said side of Acorn Lane on its various courses and distances from its intersection with the South side of Edge Hill Road; thence from said point of beginning, leaving said Acorn Lane and by Lot No. 15 South 18 degrees, 38 minutes East, 210.26 feet to a point; thence South 78 degrees, 51 minutes, 30 seconds West, 100.86 feet to a point; thence by Lot No. 13 North 18 degrees, 38 minutes West, 197.11 feet to a point on the said side of Acorn Lane; thence along the same North 71 degrees, 22 minutes East, 100 feet to the point and place of beginning.

BEING Lot No. 14 on said Plan of Meadowbrook Hills.

BEING the same premises which Dolores Hoban and Thomas Hoban, Executors of the Estate of Lucy V. Tyl, a/k/a Lucy Victoria Tyl, Deceased, by Deed dated September 29, 2004 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 05531, Page 0616, granted and conveyed unto Catherine Henry, in fee.

Parcel Number: 30-00-00348-00-9.

Location of property: 1901 Acorn Lane, Abington Township, Abington, Montgomery County, PA 19001.

The improvements thereon are: A ranch dwelling containing 6 rooms, 3 bedrooms and 2 baths on a lot size of 100 x 200 irregular.

Seized and taken in execution as the property of **Catherine Henry** at the suit of Hatboro Federal Savings. Debt: \$360,836.58.

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

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

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

11-34233

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Section 1, and Future Selections of Montgomery Village made for Knapco, Inc., by Doucher and James, Inc., Consulting Engineers, Glenside, PA, dated 3/23/1970, last revised 7/26/1971, as follows, to wit:

BEGINNING at a point on the Northeast side of Village Drive (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Southeast side of Hawthorn Drive (50 feet wide); (1) on the arc of a circle curving to the left in a Northwestwardly direction having a radius of 15 feet the arc distance of 23.63 feet to a point of tangent on the said side of Village Drive; (2) South 50 degrees, 47 minutes, 53 seconds East, 195.86 feet to the point and place of beginning; thence extending from said point of beginning North 39 degrees, 12 minutes, 7 seconds East, 200 feet to a point a corner of land now or late of Thomas DiCandillo; thence along same South 50 degrees, 47 minutes, 53 seconds East, 100 feet to a point a corner of Lot 29; thence South 39 degrees, 12 minutes, 7 seconds West, 200 feet to a point on the Northeast side of Village Drive; thence extending along the same North 50 degrees, 47 minutes, 53 seconds West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Ralph Pescatore and Gwen Pescatore by Deed from Rachel M. Walter dated November 2, 2000 and recorded November 16, 2000 in Deed Book 5338, Page 1864.

Parcel Number: 46-00-03970-75-4.

Location of property: 104 Village Drive, Montgomery, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ralph Pescatore and Gwen Pescatore** at the suit of Weichert Financial Services. Debt: \$181,972.34.

Marc S. Weisberg, Attorney.

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

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

11-35213

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan made for Grebar Corporation by Barton and Martin, Engineers dated August 7, 1946 and revised November 3, 1948, as follows:

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 239.01 feet Northwestwardly from the Northwesterly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.67 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 65 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence extending along the same South 50 degrees, 47 minutes East, 65 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 302.01 feet Northwestwardly from the Northwesterly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.05 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 2 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence along the same South 50 degrees, 47 minutes East, 2 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cordoza Jacks, Jr. and Darla Robinson-Jacks, by Deed from West Hill Development Corporation, a Pennsylvania Corporation, dated 07/14/1989, recorded 07/24/1989 in Book 4918, Page 132.

Parcel Number: 52-00-03127-00-7.

Location of property: 7706 Cheltenham Avenue, Wyndmoor, PA 19038-7620.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cordoza Jacks, Jr. and Darla Robinson-Jacks** at the suit of GMAC Mortgage Corporation, LLC, Successor by Merger to GMAC Mortgage Corporation. Debt: \$156,848.45.

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

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

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

11-35535

ALL THAT CERTAIN brick message or tenement and lot of land, situate on the North side of Second Street, between Johnson and Manatawny Streets, in **Pottstown Borough**, County of Montgomery and State aforesaid, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Second Street at a distance of 150 feet, more or less, West from Johnson Street, dividing line of this and land recently conveyed to William G. Firmg; thence Northwardly along the line passing through the center of the partition wall dividing the hereby granted brick message, and the brick message adjoining on the East, 140 feet to a 20 feet wide alley; thence by the same, Westwardly 21 feet to land now owned by Frank Rhoads; thence by the same Southwardly 140 feet to the North side of Second Street, aforesaid; thence by the same, Eastwardly 21 feet to the point or place of beginning.

Parcel Number: 16-00-25360-00-4.

Location of property: 17 West Second Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Peter Murray and Traci Murray** at the suit of Apex Community Federal Credit Union. Debt: \$115,269.69.

Robert L. Stauffer, Attorney.

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

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

12-00267

ALL THAT CERTAIN one story brick school house and lot of land known as "Mainland School" situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at an iron pin in Store Road (formerly a public road leading from Mainland to Skippackville); thence extending along said road South forty-five degrees, West one hundred fifteen feet; thence extending by land now or late of Isaac Alderfer the three following courses and distances, to wit: North forty-five degrees, West one hundred eighty-nine and one-third feet to a point a corner; thence North forty-five degrees East, one hundred fifteen feet to a post; thence South forty-five degrees, East one hundred eighty-nine and one-third feet to the place of beginning.

CONTAINING eighty perches of land, being the same more or less.

TITLE TO SAID PREMISES IS VESTED IN James D. Bunton, by Deed from James D. Bunton and Donna Bunton, his wife, dated 09/10/1992, recorded 11/17/1992 in Book 5024, Page 2078.

Parcel Number: 50-00-04279-00-9.

Location of property: 501 Store Road, Harleysville, PA 19438-2503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James D. Bunton** at the suit of PHH Mortgage Corporation. Debt: \$140,848.83.

Paul Cressman, Attorney. I.D. #318079

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

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

12-04523

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Surveyor on March 21, 1964 and last revised on June 26, 1964, as follows, to wit:

SITUATE on the Northwestern side of Kohn Street (fifty feet wide) at the distance of 325 feet Northeastwardly from the Northeastly side of Elm Street (50 feet wide); thence extending North 50 degrees, 11 minutes West (extending partly through the party wall erected between these premises and the premises adjoining to the Southwest) crossing the bed of a certain 20 foot wide alley, 136.78 feet to a point; thence extending North 40 degrees, East (along the Northwestern side of said 20 foot wide alley) 21 feet to a point; thence extending South 50 degrees, 11 minutes East (recrossing the bed of said alley) 136.72 feet to a point on the Northwestern side of Kohn Street; thence extending South 39 degrees, 49 minutes West (along the Northwestern side of Kohn Street) 21 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said plan.

BEING the same premises which Cheryl Owens by deed dated 5/24/10 and recorded 6/4/10 in Montgomery County Deed Book 5769, Page 00067, granted and conveyed unto Michelle L. Davis-Govan.

Parcel Number: 13-00-19084-00-1.

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

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

Seized and taken in execution as the property of **Michelle L. Davis-Govan** at the suit of U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency. Debt: \$128,532.58 (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.

12-05549

ALL THAT CERTAIN lot or parcel of land, with the dwelling unit thereon erected, situate in Village Green Estates, **Douglass Township**, Montgomery County, PA, designated as Unit No. 105, on a certain plan of subdivision, prepared for Gambone Brothers Development Company, Inc., as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48, Page 464 described in accordance therewith, as follows:

BEGINNING at a point a corner of this and Unit No. 104, as shown on said plan, which point is measured the seven following courses and distances from a point formed by the intersection of the centerline of Broad Street (100 feet wide) and the original centerline of Bartman Avenue (no width given), as shown on said plan: (1) leaving said point of intersection and extending along the centerline of Broad Street North 52 degrees, 38 minutes, 0 seconds West, 226.95 feet to a point of curve; (2) continuing along the centerline of Broad Street on the arc of curve, curving to the left in a Northwestwardly direction, having a radius of 160 feet, the arc distance of 103.88 feet to a point of tangent; (3) continuing along the centerline of Broad Street North 89 degrees, 50 minutes, 0 seconds West, 106.27 feet to a point of curve; (4) continuing along the centerline of Broad Street on the arc of a curve, curving to the right in a Northwestwardly direction, having a radius of 150 feet, the arc distance of 15.53 feet to a point; (5) South 0 degrees, 10 minutes, 0 seconds West crossing the Southwestly side of Broad Street 56 feet to a point; (6) South 89 degrees, 50 minutes, 0 seconds East, 37.50 feet and; (7) South 0 degrees, 10 minutes, 0 seconds West, 75.43 feet to the point of beginning.

CONTAINING in frontage or breadth on a course bearing South 0 degrees, 10 minutes, 0 seconds West, 20 feet and extending of that width in length or depth, Southeastwardly between parallel lines at right angles thereto 100 feet.

VESTED BY WARRANTY Deed, dated 02/14/2009, given by Kimberly E. Smoll to Kimberly E. Smoll and Christopher L. Smoll, wife and husband, as Joint Tenants With the Rights of Survivorship and recorded 3/23/2009 in Book 5724, Page 02830 Instrument #2009026027.

Parcel Number: 32-00-00422-84-2.

Location of property: 105 Village Green Drive, Gilbertsville, PA 19525-9500.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly E. Smoll a/k/a Kimberly Johnson a/k/a Kimberly Smoll and Christopher L. Smoll a/k/a Christopher Smoll** at the suit of RBS Financial Products, Inc. Debt: \$171,835.58.

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

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

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

12-05788

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 Survey thereof made by Charles F. Mebus, Registered Engineer, Glenside, Pennsylvania, dated 5/15/1939, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Abington Avenue (60 feet wide) at the distance of 300 feet Southwestwardly from the intersection of the said side of Abington Avenue with the Southwestly side of Magnolia Street, both lines produced; thence extending along the said side of Abington Avenue, South 60 degrees, 29 minutes West, 50 feet to a point; thence extending South 29 degrees, 31 minutes East, 140 feet to a point; thence extending North 60 degrees, 29 minutes East, 50 feet to a point; and thence extending North 29 degrees, 31 minutes West, 140 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary K. Hipple and Marinus Schrap, by Deed from Leroy R. Chapman and Alice Ely Chapman, dated 05/08/1998, recorded 10/07/1998 in Book 5243, Page 1018.

Parcel Number: 30-00-00216-00-6.

Location of property: 531 Abington Avenue, Glenside, PA 19038-5005.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary K. Hipple and Marinus Schrap** at the suit of JP Morgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$223,437.98.

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

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

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

12-06371

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made May 15, 1912, by G. W. Hitchcock, Civil Engineer and described, as follows:

BEGINNING at a point on the Northeasterly side of Harding Boulevard (100 feet wide) at the distance of 127 feet Northwestwardly from the Northwestly side of Markley Street (66 feet wide).

CONTAINING in front or breadth on the said Harding Boulevard 21 feet and extending in length or depth Northeastwardly of that width between parallel lines at right angles to Harding Boulevard, 177.80 feet the Northwestly line thereof running through the middle of the partition wall dividing these premises from the premises adjoining to the Northwest.

BEING the same premises which Paul J. Branchle, Jr. by Deed dated 3/30/05 and recorded 4/6/05 in Montgomery County in Deed Book 05549, Page 1242, Instrument #2005047518 granted and conveyed unto Joan Linette Davis.

Parcel Number: 13-00-15488-00-6.

Location of property: 315 Harding Boulevard, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joan L. Davis a/k/a Joan Linette Davis** at the suit of Wells Fargo Bank, National Association as Trustee for Securitized Asset-Backed Receivables, LLC 2005-FR4 Mortgage Pass-Through Certificates, Series 2005-FR4. Debt: \$136,085.15.

Jennifer Frechie, Attorney. I.D. #316160

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

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

12-07231

ALL THOSE CERTAIN pieces of land, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thieme C.E. as the Willow Grove Realty Company Plot, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 782, Page 600.

BEGINNING at a point on the Northeasterly side of Rubicam Avenue (50 feet wide) on said plan, at a distance of 425 feet Southeastwardly from the Southeasterly side of Coolidge Avenue (50 feet wide); thence measured Southeastwardly along said side of Rubicam Avenue 47.22 feet to a point; thence measured Eastwardly 51.19 feet to a point; thence measured Northeastwardly 77 feet to a point; thence measured Northwestwardly 75 feet to a point; thence measured Southwestwardly 120 feet to a point of beginning.

BEING Lots Nos. 39 and 40 in Block 9, as shown and laid out on a certain plan of Evergreen Manor.

BEING the same premises which Elizabeth Wilson, widow, by Deed dated 8/31/1995 and recorded 9/6/1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5124, Page 699, granted and conveyed unto James R. Lipford and Valerie L. Lipford.

Parcel Number: 30-00-60452-00-7.

Location of property: 2637 Rubicam Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James R. Lipford and Valerie L. Lipford** at the suit of Federal National Mortgage Association. Debt: \$124,244.48.

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

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

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

12-09058

ALL THOSE TWO CERTAIN lots of land, with the buildings and improvements thereon erected, situate, lying and being in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot Numbers 55 and 56, Block "C" of "Coleman Terrace Development of Norristown Realty Company", a map of which is now on file in the Office for the Recording of Deeds of the County of Montgomery, in Deed Book 857, Page 600, said lots being more particularly described, as follows, to wit:

BEGINNING at the North corner of Brown and Juniper Streets; thence extending along Brown Street, the distance of 40.00 feet and extending of that width in length or depth between parallel lines Northeastwardly, the distance of 143.30 feet to a 20.00 feet wide alley. Bounded on the Northeast by said 20.00 feet wide alley, on the Southeast by Juniper Street, aforesaid, on the Southwest by Brown Street, aforesaid, and on the Northwest by Lot Number 57.

Parcel Number: 13-00-17992-00-4.

Location of property: 1605 Juniper Street, Norristown, PA 19401.

The improvements thereon are: Residential duplex dwelling.

Seized and taken in execution as the property of **Jason T. Pennington and Christina Pennington** at the suit of Norristown Municipal Waste Authority. Debt: \$2,795.27.

James R. Wood, Attorney.

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

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

12-09698

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan, Providence Chase a/k/a Torrance Tract, prepared by Eastern States Engineering, dated April 9, 2004, last revised March 23, 2005, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book 24, Pages 484, 485, 486, 487, 488, 489 and 490, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Patriot Drive (50 feet wide) at a corner of this and Lot Number 20, as shown on the above mentioned plan, which said point is measured the two (2) following courses and distances from a point of curve on the Southwesterly side of Greystone Court (50 feet wide) as shown on said plan, as follows, viz: (1) leaving the said Southwesterly side of Greystone Court along the arc of a curve, curving to the right, having a radius of 21.00 feet the arc distance of 31.29 feet to the point of reverse curve on the Northwesterly side of

Patriot Drive, aforesaid; and (2) extending along the arc of a curve, curving to the left, along Patriot Drive, having a radius of 550.00 feet the arc distance of 98.14 feet to the point of beginning; thence extending from said point of beginning, along the said side of Patriot Drive, continuing along the arc of a curve, curving to the left, having a radius of 550.00 feet the arc distance of 115.01 feet to a point, a corner of this and Lot Number 22, as shown on said plan; thence extending North 33 degrees, 05 minutes, 00 seconds West along Lot Number 22, the distance of 280.96 feet to a point a corner of Lot Number 19, as shown on said plan; thence extending North 76 degrees, 22 minutes, 39 seconds East along Lot Number 19, the distance of 173.96 feet to a point a corner of Lot Number 20, aforesaid; thence extending South 21 degrees, 06 minutes, 12 seconds East, along Lot Number 20 the distance of 240.21 feet to the first mentioned point and place of beginning.

BEING the same premises which Toll PA II, L.P., by Deed dated May 25, 2007 and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery on May 29, 2007 in Deed Book 5648, Pages 2427-2431, as Document No. 2007064858, granted and conveyed unto Mark Cabot and Kristy M. Ward.

Parcel Number: 61-00-03613-10-6.

Location of property: 125 Patriot Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark A. Cabot a/k/a Mark Cabot, Kristy M. Ward and United States of America c/o The United States Attorney for the Eastern District of PA** at the suit of HSBC Bank USA, National Association, as Trustee for the Holders of the Deutsche Alt-A Securities, Inc., Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-OA4. Debt: \$906,065.30.

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

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

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

12-10547

ALL THAT CERTAIN message and lot of land, situate on the Northwest side of Astor Street in **Norristown Borough**, County of Montgomery and Commonwealth of PA, bounded and described, as follows:

BEGINNING at a point on the Northwest side of Astor Street at the distance of three hundred seventy feet Southwesterly from Marshall Street a corner of this and house of Jesse Clemmer; thence Westerly along said Clemmer's house and passing through the middle of the partition wall of this and said adjoining house one hundred ten feet to a corner; thence by land late of N. Schultz, Northerly fifteen feet to a corner; thence Southeasterly along land of Hugh McGrillis and passing through the middle of the partition wall of this and said McGrillis's house one hundred ten feet to Astor Street; thence along the Northwest side thereof Southwesterly fifteen feet to the place of beginning.

TOGETHER with the right to a two feet wide alley on the Northeast side thereof and running back in depth the same as the depth of this house in common.

BEING the same premises which Joseph Kane also known as Joseph W. Kane and Vincent Angelini, Jr. also known as Vincent J. Angelini, Jr. by Deed dated May 30, 2006 and recorded June 22, 2006 in Montgomery County in Deed Book 5605, Page 1735 granted and conveyed unto Michael Organski, Justine Rosales and John Dinenna, in fee.

Parcel Number: 13-00-03184-00-7.

Location of property: 523 Astor Street, Norristown, PA.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Organski, John Dinenna and Justino Rosales, et al.** at the suit of First Niagara Bank, N.A. Debt: \$121,216.58.

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.

12-10567

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Sixth Ward of **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known as 201 West Spruce Street, formerly called Beech Street, bounded and described, as follows, to wit:

BEGINNING at a point marking the North corner of Cherry Street and said Spruce Street, formerly Beech Street; thence along the Northwest side of Cherry Street, North 13 degrees, 18 minutes East, 91.48 feet to a point a corner of the Southwest side of an alley, 10 feet wide, to be kept open and used in common by the owners of the property abutting thereon; thence along the said side of said alley, Northwestwardly 32.99 feet more or less to a point a corner of these premises and premises of Furey Perseo and Ethel Perseo, his wife, formerly owned by Elmer S. Schantz; thence along the said premises of Furey and Ethel Perseo, the line passing through the middle of the partition wall between the said dwelling house erected on those premises and the dwelling house of said premises of Furey and Ethel Perseo, Southwestwardly 90 feet to the Northeast side of said Spruce Street; thence along the said side of Spruce Street, Southeastwardly 16.02 feet to the place of beginning.

BEING the same premises which Vincent J. Angelini, Jr. also known as Vincent James Angelini, Jr. and Joseph W. Kane also known as Joseph William Kane by Deed dated May 30, 2006 and recorded June 22, 2006 in Montgomery County in Deed Book 5605, Page 1730 granted and conveyed unto Michael Organski, Justino Rosales and John Dinenna, in fee.

Parcel Number: 13-00-34268-00-9.

Location of property: 201 West Spruce Street, Norristown, PA.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Organski, John Dinenna and Justino Rosales, et al.** at the suit of First Niagara Bank, N.A. Debt: \$91,002.96.

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.

12-10596

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

BEGINNING at a point on the Northeast side of Lafayette Street, at the distance of 155 feet Northwesterly from the North corner of Noble and Lafayette Streets, a corner of this and land now or late of Elma R. Guilbert; thence Northeasterly along land, the line passing through the middle of the partition wall between the house on these premises and house on adjoining premises 96 feet to the Southwesterly side of a 4 foot wide alley laid out for common use of the premises bounding thereon; thence along said side of said alley, Northwesterly 16 9/10 feet to the middle of an alley 381.10 feet wide, laid out for the use of this and the adjoining premises; thence along the middle line of said alley, Southwesterly 96 feet to the Northeasterly side of Lafayette Street, aforesaid; and thence along the said side of said street Southeasterly 16 9/10 feet to the place of beginning.

BEING the same premises which Joseph Kane also known as Joseph William Kane and Joseph W. Kane and Vincent J. Angelini, also known as Vincent J. Angelini, Jr. and Vincent James Angelini, Jr. by Deed dated May 30, 2006 and recorded June 22, 2006 in Montgomery County in Deed Book 5605, Page 1753 granted and conveyed unto Michael Organski, Justino Rosales and John Dinenna, a Partnership, in fee.

Parcel Number: 13-00-20060-00-6.

Location of property: 1007 West Lafayette Street, Norristown, PA.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Organski, John Dinenna and Justino Rosales, et al.** at the suit of First Niagara Bank, N.A. Debt: \$128,097.27.

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.

12-10907

ALL THAT CERTAIN unit, designated as Unit Number C-2 Building C being a Unit in Maple Gardens Condominium, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. as designated in the Declaration of Condominium of Maple Gardens Condominium, bearing dated 9/12/1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 10/14/1983 and Plats and Plans for Condominium bearing date 4/20/1982 and recorded as Exhibit "B" of the Declaration of Condominium of Maple Gardens Condominium in Deed Book 4720, Page 1157, which Declaration was amended by Amendment dated 1/30/1984 and recorded in Deed Book 4730, Page 2168.

TOGETHER with all rights, title and interest, being 1.730% undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

Parcel Number: 16-00-12992-20-4.

Location of property: 200 Maplewood Drive, Pottstown, PA 19464.

The improvements thereon are: Residential condominium dwelling.

Seized and taken in execution as the property of **Janice M. Faust** at the suit of Pottstown School District. Debt: \$2,783.69.

James R. Wood, Attorney.

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

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

12-11858

ALL THAT CERTAIN message and lot of land, known as No. 448 Elm Street, situate in Conshohocken Borough and partly in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a stake on the Southwest side of Elm Street (formerly Foulke Street) at the distance of two hundred and eighty feet Northwesterly from the Northwest side of Corson Street, a corner of this and land of John and Mary Lesinski (Deed Book 1266, Page 65); thence by the said Lesinski's property and parallel with Corson Street Southwesterly, one hundred and thirty feet more or less to a stake in the line of the Pennsylvania Railroad Company; thence by the said Railroad Companies Land Northwesterly forty feet more or less, to a corner of this and land of Frank Galanti and Eugenia, his wife, (Deed Book 1088, Page 203); thence by the said Galanti's land Northeasterly and parallel with said Corson Street, the line passing through the middle of the partition wall dividing this house and the said Galanti's property, one hundred and forty-two feet more or less to the Southwest side of Elm Street aforesaid; and thence along the said side of said Elm Street Southeasterly forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Chris Hipwell, by Deed from Mary Ann Fraschetta and Jacqueline Waldschmidt, Executrices of the Estate of Mary Rokosz, a/k/a Mary A. Rokosz and Mary Ann Rokosz, deceased, dated 12/09/2004, recorded 12/14/2004 in Book 5536, Page 1541.

Parcel Number: 49-00-03643-00-7.

Location of property: 448 New Elm Street a/k/a 448 Elm Street, Conshohocken, PA 19428-3613.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chris Hipwell** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$189,336.51.

Michael Dingerdisen, Attorney. I.D. #317124

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

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

12-12839

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

BEGINNING at a point in the Southwesterly line of Bok Road, said point being the Southeasterly end of the curve connecting the curved Southwesterly line of Bok Road with the Southeasterly line of Arboretum Road, said connecting curve having a radius of 20 feet; thence Southeastwardly curving to the left with a radius of 425 feet, an arc distance of 62.91 feet to a point in the division line between Lots 1 and 2, Block 4, on plan hereinafter mentioned; thence South 58 degrees, 25 minutes, 51 seconds West along the division line between Lots 1 and 2, Block 4, said plan 172.37 feet to a point in the line of Lot 9, Block 4, said plan; thence North 47 degrees, 47 minutes, 22 seconds West along the division line between Lots 1 and 9, Block 4, said plan, 44.29 feet to a point corner to Lots 1, 9 and 10, Block 4, said plan; thence North 14 degrees, 04 minutes, 10 seconds West along the division line between Lots 1 and 10, Block 4, said plan 95.14 feet to a point in the Southeasterly line of Arboretum Road; thence North 75 degrees, 55 minutes, 50 seconds East along the Southeasterly line of Arboretum Road, 158.66 feet to the Southwesterly end of the aforementioned connecting curve; thence Northeastwardly and Southeastwardly along said connecting curve, curving to the right with a radius of 20 feet, an arc distance of 29.63 feet to the place of beginning.

BEING Lot 1, Block 4, Plan of Curtis Hills, Section No. 1, made for Curtis Mills Development Corporation, dated February 7, 1953, made by George W. Mebus, Registered Professional Engineer.

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

TITLE TO SAID PREMISES IS VESTED IN Richard L. Wright and Brenda J. Wright, h/w, by Deed from Sol Diamond and Gladys Diamond, h/w, dated 05/28/1986, recorded 06/04/1986 in Book 4801, Page 723.

Parcel Number: 31-00-00493-00-7.

Location of property: 1108 Arboretum Road, Wyncote, PA 19095-2025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard L. Wright and Brenda J. Wright** at the suit of Green Tree Servicing, LLC. Debt: \$369,135.01.

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

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

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

12-13194

ALL THAT CERTAIN message and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Hiltner & Hitchcock, Civil Engineers, dated 4/12/1917, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sandy Street, at the distance of 18 feet Northwesterly from the Northwesterly corner of Sandy Street and High Street said point of beginning being in the center of the partition wall between the premises hereby conveyed and the premises adjoining, late of Joseph Montalbano, now of Gasper Genuardi; thence along the Northeasterly side of said Sandy Street North 76 degrees, 14 minutes West, 22.2 feet to a point a corner of this and other property now or late of Calogero Butera; thence North 13 degrees, 46 minutes East (the word 'East' omitted in prior deeds) along the line of Calogero Butera's adjoining ground 126.42 feet to the Southwesterly side of Airy Street and along said side of Airy Street South 69 degrees East, 22.2 feet to a stake a corner of this and other ground now or late of Gasper Genuardi's adjoining land and passing through the center of the partition wall between these premises and Gasper Genuardi's adjoining premises South 13 degrees, 46 minutes West, 126.42 feet to the Northeasterly side of Sandy Street, the place of beginning.

BEING the same premises which Giuseppa DiGiovanni by Deed dated 9/15/99 and Recorded 10/7/99 at Montgomery County, in Deed Book 5291, Page 1364 granted and conveyed unto Vincenzo DiGiovanni and Charles (Calogero) DiGiovanni and Girolomo DiGiovanni, in fee.

Parcel Number: 13-00-33096-00-2.

Location of property: 541 Sandy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra Martinez** at the suit of U.S. Bank National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF2. Debt: \$124,711.35 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.

12-14436

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate partly in Springfield Township and partly in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan of Laverock Manor, Section No. 2 thereof made by George B. Mebus, Inc. Engineer, Glenside, Pennsylvania, on July 1955 and last revised on August 10, 1956 described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cobden Road (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 975 feet the arc distance of 255.54 feet from a point which point is measured North 71 degrees, 43 minutes West, 564.52 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 41.45 feet from a point on the Northwestern side of Willow Grove Avenue (60 feet wide); thence extending along the Northeasterly side of Cobden Road along the arc of a circle curving to the right having a radius of 975 feet the arc distance of 64.95 feet to a point of tangent; thence extending still along the same North 52 degrees, 53 minutes West crossing the line dividing Cheltenham along the same North 52 degrees, 53 minutes West crossing the line dividing Cheltenham Township from Springfield Township 44.31 feet to a point; thence extending North 37 degrees, 07 minutes East, 247.32 feet to a point; thence extending South 53 degrees, 22 minutes East re-crossing the line dividing Cheltenham Township from Springfield Township, 92.79 feet to a point; thence extending South 33 degrees, 18 minutes West, 246.49 feet to a point on the Northeasterly side of Cobden Road the first mentioned point and place of beginning.

BEING Lot No. 9 Cobden Road.

TITLE TO SAID PREMISES IS VESTED IN Sheilah Michelle Freeman, by Deed from John E. Burick and Elaine R. Burick, h/w, dated 04/13/2006, recorded 09/05/2006 in Book 5614, Page 2831.

Parcel Numbers: 31-00-07096-00-1 (A) and 52-00-04124-00-9 (B).

Location of property: 8115 Cobden Road, Glenside, PA 19038-7130.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheilah Michelle Freeman** at the suit of Citimortgage, Inc. Debt: \$287,950.64.

Michael Dingerdissen, Attorney. I.D. #317124

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

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

12-14732

ALL THAT CERTAIN message or tenement and lot or piece of land, hereditaments and appurtenances, situate in **Upper Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone, a corner in the Great Road or State Highway leading from Philadelphia to Reading; thence along land now or late of Daniel K. Moore, North 40 degrees, East 39 perches to a stone, corner of land now or late of Earl Keffler; thence by the same, South 49 degrees, East 12.5 perches to a stone, a corner of land now or late of William H. Keyser Estate; thence by the same, South 40 degrees, West 39 perches to a stone, a corner in the aforesaid highway; thence by the same, North 49 degrees, West 12.5 perches to the place of beginning.

CONTAINING 3 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN John Barrett and Marlene M. Barrett, h/w, by Deed from Marlene M. Barrett, dated 10/15/2003, recorded 10/24/2003 in Book 5478, Page 2088.

Parcel Number: 55-00-00181-00-7.

Location of property: 3007 Big Road, Zieglerville, PA 19492-9707.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marlene M. Barrett and John Barrett** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$211,960.47.

Paul Cressman, Attorney. I.D. #318079

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

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

12-16271

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

BEING known and designated as Lot No. 65 as shown and delineated on that certain Record Plan (Sheets. 1, 2, 3 & 4) for "The Estates at Huntingdon Valley) Lower Moreland Township, (Montgomery County) Pennsylvania," prepared by Boucher and James, Inc., Consulting Engineers, Planners, Land Surveyors, dated September 1, 2000, revised to September 6, 2002 and recorded September 26, 2002 in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-61, Pages 9 through 12.

BEING part of the same premises which Daniel M. Tabas and Evelyn R. Tabas, husband and wife, by Deed dated August 1, 2002 and recorded November 15, 2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5434, Page 2188, did grant and convey unto K. Hovnanian at Lower Moreland II, L.L.C., in fee.

TITLE TO SAID PREMISES IS VESTED IN Louisa Kipervas and Dimitry Kipervas by Deed from K. Hovnanian at Lower Moreland II, L.L.C., dated April 8, 2005 and recorded April 15, 2005 in Deed Book 05550, Page 1065.

Parcel Number: 41-00-08867-36-2.

Location of property: 2760 Sunflower Way, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louisa Kipervas and Dimitry Kipervas** at the suit of Citibank, N.A. as Trustee for the Holders of the SASCO 2005-15 Trust c/o Bank of America. Debt: \$515,225.75.

Marc S. Weisberg, Attorney.

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

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

12-17111

TRACT #1 - ALL THAT CERTAIN piece or parcel of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer, dated August 17th, 1949, as follows, to wit:

BEGINNING at a point in the Northeast side line of Second Street, as now laid out forty-eight feet wide, at the distance of one hundred sixty-seven feet Southeasterly from the Southeast side of Mitchell Avenue, as laid out forty feet wide, said beginning point being a corner of this and Lot G on said plan; thence along said side line of Lot G on said plan, North forty-six degrees, twenty-two minutes East, one hundred forty-nine and fifty-three one-hundredths feet to a point in the Southwest side line of a twenty feet wide alley dedicated to public use forever; thence along said side of said alley, South forty-three degrees, thirty minutes East, forty-one feet to a point, a corner of this and other land of the said Bella G. Katz; thence along the same, South forty-six degrees, twenty-two minutes West, one hundred forty-nine and forty-three one-hundredths feet to a point in the Northeast side line of Second Street aforesaid; thence along said side line of Second Street, North forty-three degrees, thirty-eight minutes West, forty-one feet to the place of beginning.

TRACT #2 - ALL THAT CERTAIN piece or parcel of land, with the buildings thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor, dated October 19th, 1936, as follows:

BEGINNING at a point in the Northeast side line of Second Street, as now laid out forty-eight feet wide, at the distance of two hundred eight feet Southeasterly from the Southeast side line of Mitchell Avenue, as now laid out forty feet wide, said beginning point being a corner of this and other land of the said William Clifton; thence along land now or late of the said William Clifton, North forty-six degrees, twenty-two minutes East, one hundred forty-nine and ninety-nine one-hundredths feet to a point in the Southwest side line of a twenty feet wide alley herein and hereby dedicated to public use forever; thence along said side line of said alley, South forty-three degrees, thirty minutes East, twenty-three and five-tenths feet to a point, a corner of this and land now or late of said William Clifton, now conveyed to Martin Stern and Julia Stern, his wife; thence along the same and passing through the middle of the party wall dividing this and the adjoining premises, South forty-six degrees, twenty-two minutes West, one hundred forty-nine and thirty-seven one-hundredths feet to a point in the Northeast side line of Second Street aforesaid; thence along the same, North forty-three degrees, thirty-eight minutes West, twenty-three and five-tenths feet to the point of beginning.

BEING the same premises which Richard F. Godshall and Una Ann Godshall, husband and wife, by Deed dated August 9, 1965, and recorded August 10, 1965, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 3391, Page 599, granted and conveyed unto Robert J. Heffernan and Mary A. Heffernan, husband and wife, in fee.

Parcel Number: 11-00-13976-00-8. Map #11083 062.

Location of property: 723 West 2nd Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Monir Ahmed and Aleya Ahmed** at the suit of U.S. Bank National Association, as Trustee on Behalf of the Holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-7. Debt: \$161,085.34 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..

12-19785

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Ritter Estates, Inc., by Urwiler & Walter, Inc., dated June 20, 1988, with revisions through September 26, 1988, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 208, last revised October 26, 1990, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac (of irregular widths) at the terminus of Raleigh Court, a corner of this and Lot No. 64, as shown on said plan, which point is measured the six following courses and distances from a point of curve on the Northwesterly side of Pine Hurst Drive (50.00 feet wide), as shown on said plan: (1) leaving Pine Hurst Drive on the arc of a curve, curving to the right in a Southwestwardly to Northwestwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of compound curve, marked by a monument, on the Northeasterly side of Raleigh Court (50.00 feet wide); (2) extending along the Northeasterly side of Raleigh Court on the arc of a curve, curving to the right in a Northwestwardly direction, having a radius of 125.00 feet, the arc distance of 65.78 feet to a point of tangent, marked by a monument; (3) continuing along the Northeasterly side of Raleigh Court, North 15 degrees, 44minutes, 64 seconds West, 100.00 feet to a point of curve,

marked by a monument; (4) continuing along the Northeasterly side of Raleigh Court on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 175.00 feet, the arc distance of 79.14 feet to a point of tangent, marked by a monument; (5) continuing along the Northeasterly side of Raleigh Court, North 41 degrees, 39 minutes, 25 seconds West, 226.83 feet to a point of curve, marked by a monument, at the beginning of the cul-de-sac at the terminus of Raleigh Court; and (6) along the cul-de-sac at the terminus of Raleigh Court on the arc of a curve, curving to the left in a Northwestwardly to Southeastwardly direction, having a radius of 50.00 feet, the arc distance of 142.04 feet to the point of beginning; thence extending from said point of beginning, continuing along the Southwesterly side of the cul-de-sac at the terminus of Raleigh Court on the arc of a curve, curving to the left in a Southeastwardly direction, having a radius of 50.00 feet, the arc distance of 49.29 feet to a point a corner of Lot No. 66, as shown on said plan; thence extending along line of Lot No. 66 the two following courses and distances: (1) South 05 degrees, 06 minutes, 04 seconds West, 30.00 feet to a point; and (2) South 43 degrees, 10 minutes, 43 seconds West, 216.51 feet to a point a corner in line of lands of James Meloy, as shown on said plan; thence extending North 46 degrees, 49 minutes, 30 seconds West along line of land of Meloy 161.39 feet to a point a corner of Lot No. 64, aforesaid; thence extending North 65 degrees, 34 minutes, 39 seconds East along line of Lot No. 64, 255.86 feet to a point on the Southwesterly side of the cul-de-sac at the terminus of Raleigh Court, the first mentioned point and place of beginning.

BEING Lot No. 65, as shown on said plan.

UNDER AND SUBJECT, inter alia, to the covenants, restrictions, easements, terms.

BEING the same premises which Ritter Estates, Inc., a Pennsylvania Corporation, by Deed dated 6/6/1997 and recorded 6/12/1997 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5188, Page 1357, granted and conveyed unto Louis J. Crocetto and Deborah C. Crocetto.

Parcel Number: 42-00-03932-08-5.

Location of property: 9 Raleigh Court, Sanatoga, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis J. Crocetto and Deborah C. Crocetto** at the suit of Citimortgage, Inc. Debt: \$154,879.42.

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

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

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

12-20060

BEGINNING at a point in the Southeasterly side of Heather Road (40 feet wide), situate in **Cheltenham Township**, at the distance of 476.40 feet Southwestwardly from the intersection of the said side of Heather Road with the Southwesterly side of Whitewood Road (50 feet wide) both lines produced.

CONTAINING in front or breadth on the said side of Heather Road 30 feet and extending of that width Southeastwardly on the Southwesterly line 128.34 feet and on the Northeasterly line (which extends through the center of a party wall) 128.02 feet.

BEING known as Lot 201-A.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 foot wide driveway, leading into and from Heather Road, extending to a point 20 feet from the rear line, which driveway is composed of 4 feet of the Southwesterly part of the above described lot or piece of ground and 4 feet of the Northeasterly part of the lot of ground, immediately adjoining the above described premises to the Southwest, as and for a passageway, watercourse and private driveway in common with the owners, tenants and occupiers of both these premises and the premises adjoining on the Southwest at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Shmukler, by Deed from Robert E. Stackhouse, Jr., dated 01/20/2000, recorded 02/11/2000 in Book 5306, Page 1841.

Parcel Number: 31-00-14023-00-4.

Location of property: 7927 Heather Road, Elkins Park, PA 19027-1207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven D. Shmukler a/k/a Steven David Shmukler** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services. Debt: \$136,282.30.

Paul Cressman, Attorney. I.D. #318079

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

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

12-20501

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described in accordance with a Plan thereof made by George B. Mebus, Inc., Registered Professional Engineer of Glenside, Pennsylvania, on the 14th day of July A.D. 1966, as follows, to wit:

BEGINNING at a point on the original Southwesterly side of Ashbourne Road (formerly Cheltenham Avenue or Cheltenham Road) (thirty-three feet wide), a corner of land now or late of I. Budd Rockower, said point being at the distance of one hundred feet measured North fifty degrees, eight minutes West from a point of intersection which the said original Southwesterly side of Ashbourne Road makes with the Northwesterly side of West Avenue (forty feet wide); thence from the place of beginning and along land now or late of I. Budd Rockower and along land

to be conveyed to Sheldon Teller South thirty-nine degrees, fifty-two minutes West, two hundred and eighty feet to a point; thence North fifty degrees, eight minutes West, one hundred and twenty-five feet to a point; thence North thirty-nine degrees, fifty-two minutes East, two hundred and eighty feet to a point on the aforementioned original Southwesterly side of Ashbourne Road; thence along the said original Southwesterly side of Ashbourne Road South fifty degrees, eight minutes East, one hundred twenty-five feet to the point, the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Michael N. Lazrus and Laura W. Harbeson, husband and wife, by Deed from Olive K. Rihs dated July 21, 1999 and recorded August 10, 1999 in Deed Book 5285, Page 1467.

Parcel Number: 31-00-01174-00-1.

Location of property: 1422 Ashbourne Road a/k/a 422 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael N. Lazrus and Laura W. Harbeson** at the suit of M&T Bank. Debt: \$289,365.91.

Marc S. Weisberg, Attorney.

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

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

12-22823

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 8 on a Plan of Subdivision 'Meadowood' made by Herbert H. Metz, Inc., Civil Engineer and Surveyors, dated 10/26/81, revised 3/3/82 and recorded 3/11/82 in the Recorder of Deeds Office at Norristown, Pennsylvania, in Plan Book A-44, Page 137-A, being more particularly described, as follows, to wit:

BEGINNING at a point in the centerline of Deer Creek Road (50 feet wide at this point), said point being the two (2) following courses and distances from a nail found in the bed of Hollow Road (width not shown): (1) extending South 21 degrees, 19 minutes East, 65.32 feet to a point in the centerline of Deer Creek Road; (2) extending along the centerline of Deer Creek Road, on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 52.00 feet to the point and place of beginning; thence extending South 87 degrees, 43 minutes, 50 seconds East crossing the Northeasterly side of Deer Creek Road and within a drainage easement (of variable width) 1,139.36 feet to a point; thence extending in a Southeasterly direction on the arc of a circle curving to the right having a radius of 11,399.17 feet the arc distance of 9.11 feet to a point in line of lands of now or late Elmer and Lona S. Keyser; thence extending along said Keyser's land, South 48 degrees, 30 minutes, 17 seconds West, 356.19 feet to a point, a corner of Lot #9; thence extending along Lot #9 South 82 degrees, 08 minutes, 09 seconds West, 782.88 feet to a point on the centerline of Deer Creek Road; thence extending in a Northwesterly direction on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 32.00 feet to a point; thence extending North 13 degrees, 32 minutes, 52 seconds West, 252.16 feet to a point; thence extending on the arc of a circle curving to the left having a radius of 1300 feet the arc distance of 124.27 feet to a point and place of beginning.

BEING Lot #8 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Brennan and Linda D. Brennan, h/w, by Deed from Linda D. Brennan and Daniel J. Brennan, her husband, dated 04/09/2001, recorded 04/17/2001 in Book 5356, Page 1408.

Parcel Number: 67-00-00733-40-6.

Location of property: 3169 Deer Creek Road, Worcester, PA 19490.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Brennan a/k/a Daniel Brennan and Linda Brennan a/k/a Linda D. Brennan** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2004-1. Debt: \$601,984.92.

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.

12-23094

ALL THAT CERTAIN piece or lot of land with the buildings thereon erected, situate on the Southeasterly side of Noble Street, in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof as revised on August 9th, 1928, by C. Raymond Weir, as follows:

BEGINNING at a point in the Southeasterly side line of Noble Street (forty feet wide) at the distance of seventy-four and sixty-five hundredths feet Southwesterly from the intersection of the Southwesterly side line of Second Street, (thirty-eight feet wide) with the Southeasterly side line of Noble Street, continuing South fifty-four degrees, West and containing in front or breadth on the said Noble Street sixteen feet, and extending South thirty-six degrees, East of that width in length or depth between two parallel lines (passing through the party walls on these and adjoining premises) at right angles to said Noble Street one hundred thirty-two and five-tenths feet to the Northwesterly side of a fifteen feet wide alley, dedicated to public use, and extending from said Second Street to another fifteen feet wide alley, dedicated to public use.

BEING the same premises which Alvah Royer, single woman, by Deed dated 8/13/1980 and recorded 8/18/1980 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4552, Page 219, granted and conveyed unto Robert F. Lutz, Jr. and Susan M. Lutz, his wife.

Parcel Number: 21-00-05452-00-8.

Location of property: 128 Noble Street, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan M. Lutz and Robert F. Lutz, Jr.** at the suit of Citimortgage, Inc. Debt: \$187,270.55.

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

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

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

12-24741

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings thereon erected, hereditaments and appurtenances, situate, lying and being in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by C. Raymond Weir, Registered Surveyor, of Ambler, PA, as follows, to wit:

BEGINNING at a point on the Northeast side of Lincoln Avenue (40 feet wide) at the distance of 49 feet Southeastward from the Southeast side of Montgomery Avenue (30 feet wide); thence extending along the Northeast side of said Lincoln Avenue South 43 degrees, 30 minutes East, 50 feet to a corner of land now or late of William Metz and extending of that width between parallel lines North 478 degrees, 2 minutes East, 150 feet to the Southwest side of Palette Street (48 feet wide).

BOUNDED on the Northeast by said Palette Street; on the Southeast by land now or late of William Metz; on the Southwest by Lincoln Avenue and on the Northwest by land now or late of Gertrude Stringer.

TITLE TO PREMISES IS VESTED FROM Daniel D. Marsella and Tracey L. Marsella a/k/a Tracey Hettenbach-Marsella, in Tracey Hettenbach-Marsella and Robin D. Hendricks, by Indenture dated June 4, 2007 and recorded June 29, 2007 at the Recorder of Deed's Office in Montgomery County in Book 5653, Page 201, as Instrument No. 2007077945.

Parcel Number: 11-00-09040-00-3.

Location of property: 33 Lincoln Avenue, Apartment 2, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robin D. Hendricks a/k/a Robin David Hendricks, Estate of Tracey L. Hettenbach-Hendricks** at the suit of Susquehanna Bank. Debt: \$234,376.46.

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

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

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

12-25535

TRACT NO. 1:

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

BEGINNING at a stake set for a corner at Third Street and Montgomery Avenue; thence extending along said Montgomery Avenue, South 09-1/2 degrees, West 191-2/3 feet to a corner of land now or late of Algernon S. Jenkins; thence extending along the same South 84 degrees, West 40 feet to a corner in a line of the North Pennsylvania Railroad Company's land; thence extending along the same North 07-1/4 degrees, West 242 feet to a corner at Third Street; thence extending along the same South 65-1/4 degrees, East 108 feet to the place of beginning.

TRACT NO. 2:

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

BEGINNING at a point on the North line of 40 feet wide Second Street, 33 feet Eastward at right angles from the center line of the North Pennsylvania Railroad; thence by a line parallel with said centerline, and internal angle of 126 degrees, 46 minutes with said street line Northward 19.16 feet to a corner of said Isabella Kepler's land; thence along the same, at right angles from said centerline Eastward 40 feet to another corner of said Kepler's land in the sidewalk of East Montgomery Avenue; thence by a line with an internal angle of 90 degrees, 52 minutes from the last described line, Southward in said avenue 49.61 feet to a point to the before-mentioned North line of Second Street; and thence along the same at an internal angle of 52 degrees, 22 minutes from the last described line, Westward 50.87 feet to the place of beginning.

BEING as to Tract Nos. 1 and 2 hereon known and identified as 200 East Montgomery Avenue, Block 10 Unit 34 and Parcel No. 14-00-01656-00-4.

BEING the same premises which North Penn Volunteer Fire Company, a Pennsylvania Non-Profit Corporation, by Deed dated 7/6/2005 and recorded 8/10/2005 at Norristown, Pennsylvania, in Deed Book 5566, Page 144, granted and conveyed to Mill Shop Property, L.L.C., a Pennsylvania Limited Liability Company, in fee.

Parcel Number: 14-00-01656-00-4.

Location of property: 200 East Montgomery Avenue, North Wales Borough, PA.

The improvements thereon are: Industrial - one-story warehouse/mfg.

Seized and taken in execution as the property of **Mill Shop Property, L.L.C.** at the suit of Susquehanna Bank, Successor by Merger to Abington Bank. Debt: \$419,968.82.

David E. Stern, Attorney.

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

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

12-27613

ALL THAT CERTAIN unit, designated as Building Number 21, Unit No. 29 DEL being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a condominium, including plots and plans bearing date 11/21/68 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA on 12/2/1988 in Deed Book 4895, Page 955, etc.

TOGETHER with all rights, title and interest, being a .3277% undivided interest, or, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

Parcel Number: 56-00-01832-14-6.

Location of property: 29 Delancy Court, North Wales, PA 19454.

The improvements thereon are: Residential condominium.

Seized and taken in execution as the property of **Adriaenne Greenidge** at the suit of Gwynedd Club Condominium Association. Debt: \$24,875.27.

Hal A. Barrow, Attorney.

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

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

12-31973

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, State of PA, bounded and described according to a plan of lots made for Epwood Construction Company, by Barton & Martin, Engineers, dated 8/28/1946, as follows, to wit:

BEGINNING at a point set at the intersection of the Southeasterly side of New Hope Street (66 feet wide) and the Southwesterly side of East Fomance Street (66 feet wide); thence extending along said side of East Fomance Street South 49 degrees, 24 minutes East, 48.80 feet to a point; thence extending South 40 degrees, 36 minutes West, partly passing through the middle of a party wall separating these premises from premises adjoining to the Southeast 109.91 feet to a point; thence extending North 49 degrees, 30 minutes West, 48.60 feet to a point on the Southeasterly side of New Hope Street; thence extending along same North 40 degrees, 30 minutes East, 110 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Audra L. Johnson, by Deed from Michael San Felice, by his agent Theresa Ann Vatalare, by Power of Attorney dated 21st day of August, 2002, and forthwith recorded, dated 08/29/2003, recorded 12/18/2003 in Book 5486, Page 1377.

Parcel Number: 13-00-11780-00-6.

Location of property: 800 East Fomance Street, Norristown, PA 19401-2670.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Audra L. Johnson** at the suit of Kondaur Capital Corporation as Separate Trustee of The Matawin Ventures Trust, Series 2012-3. Debt: \$138,523.48.

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.

12-32264

THE land referred to herein below is situated in **Cheltenham Township**, in the County of Montgomery, State of Pennsylvania, and is described, as follows:

BEGINNING at a point on the Southeasterly side of Hammond Road (40 feet wide) at the distance of 145.12 feet measured North 8 degrees, 55 minutes East along said Hammond Road from a point of tangent therein which said point of tangent is at the distance of 141.37 feet measured along the arc of a circle curving to the right with a radius of 90 feet from a point of curve in the Northeasterly side of Hammond Road, which said point of curve is at the distance of 171.14 feet measured North 81 degrees, 5 minutes West along the Northeasterly side of Hammond Road from the point of tangent of the radius round corner (having a radius of 20 feet) forming the intersection of the Northeasterly side of Hammond Road and the Northwesterly side of Jenkintown Road (as widened to 41.5 feet by the additions of 8.5 feet on the Northwesterly side thereof); thence extending North 8 degrees, 55 minutes East along said Southeasterly side of Hammond Road 32.81 feet to a point of curve, therein; thence extending still along said Hammond Road Northwardly on the arc of a circle curving to the left with a radius of 200 feet the arc distance of 38.94 feet to a point; thence extending South 81 degrees, 5 minutes East, 151.31 feet to a point; thence extending South 8 degrees, 15 minutes, 55 seconds West, 71.51 feet to a point; and thence extending North 81 degrees, 5 minutes West, 148.35 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Aaron Snell, widower, by Deed from Aaron Snell, widower, dated 3/10/2008 and recorded 4/2/2009 in Book 5725, Page 02453.

Parcel Number: 31-00-13087-00-4.

Location of property: 8009 Hammond Road, Cheltenham, PA 19012-1209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Aaron Snell** 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 RBSD 2013-1 Trust. Debt: \$304,811.89.

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.

13-00301

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Sections Nos. 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 8, 1963 P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of the Declaration of Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 308, as amended in Amendment to Declaration thereto dated March 21, 1974 and recorded March 25, 1974, in Deed Book 3929, Page 387, and further amended thereto by Amendment dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 64, and further amended thereto by Amendment dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412, and further amended thereto by Amendment dated February 28, 1975 and recorded March 8, 1975 in Deed Book 4009, Page 192, and further amended thereto by Amendment dated July 1, 1975 and recorded August 5, 1975 in Deed Book 4045, Page 215, and the Declaration Plan of Towamencin Condominium dated February 28, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48 as amended by Amended Plan thereto dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3, Page 8 and as amended in Amendment to the Declaration Plan dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 55 and Declaration Site Plan 'Towamencin Condominium Section 1 and 2' dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3, Page 72, and the Code of Regulations of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 273 and as amended by Amendment dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 83 and further amended by Second Amendment dated March 3, 1975 and recorded March 3, 1975 in Deed Book 4009, Page 197 and further amended in Deed Book 4045, Page 215 and further amended in Deed Book 4703, Page 882 and further amended in Deed Book 4833, Page 823, being designated in such Declaration Plan and Declaration as Building #21.

TOGETHER with an undivided interest in the common elements (as defined in such Declaration of Condominium) of .51188% which interest may be reduced to not less than an undivided .19797% interest, within seven years from the date of recordation of the Declaration of Condominium by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium pursuant to and in accordance with the provisions of Section 7 of Declaration of Condominium, as amended.

UNDER AND SUBJECT, nevertheless, to the provisions of said Unit Property Act of Pennsylvania, and the encumbrances, conditions, restrictions, covenants and agreements as contained and set forth in the Declaration Plan and in the Code of Regulations of Towamencin Condominium dated February 8, 1974 and recorded in the aforesaid Office in Deed Book 3925, Page 308 and Plan Book 2, Page 48 and Deed Book 3925, Page 273, respectively, as amended as aforesaid, and such other conditions, encumbrances, restrictions and easements of record, or as set forth in the decree of the aforesaid Bankruptcy Court.

UNDER AND SUBJECT to building restrictions, agreements and other conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Matthew B. Stock and Elena Stock, h/w, by Deed from Michael J. Renninger and Theresa A. Renninger, h/w, dated 01/28/2000, recorded 02/03/2000 in Book 5305, Page 1629. Parcel Number: 53-00-02025-51-4.

Location of property: 603 Continental Drive a/k/a 603 Continental Drive, Building 21, Condominium 248, Harleysville, PA 19438-3924.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Matthew B. Stock and Elena Stock** at the suit of Wells Fargo Bank, N.A. Debt: \$67,256.64.

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

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

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

13-01426

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

BEGINNING at a point on the Northeast side of Airy Street at the distance of sixty-four feet, eleven and one-half inches Northwestly from the Northerly corner of Airy and Buttonwood Streets, a corner of this and land now or late of Martin L. Wagner; thence by the same the line passing through the middle of the partition wall between this and the adjoining house on said Wagner's Land, Northeastly one hundred and six feet and six inches to the Southwest side of a four feet wide alley laid out by Hamilton Terrace Company for the use of the owners and occupiers of the properties adjoining and abutting thereon; thence along said alley, Northwestly twenty-four feet, four inches to a point, a corner of this and now or late of William E. Moll's land; thence by the same, the line passing through the middle of a cement pavement between this and said Moll's land Southwestly one hundred six feet and six inches to Airy Street aforesaid; and along the Northeast side thereof Southeastly twenty-four feet, four inches to the place of beginning.

Parcel Number: 13-00-01328-00-9.

Location of property: 1107 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential duplex dwelling.

Seized and taken in execution as the property of **Margaret Di Lucia** at the suit of Municipality of Norristown. Debt: \$1,560.58.

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.

13-02281

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, County of Montgomery Commonwealth of Pennsylvania, being Lot No. 21 on a Plan of Laverock Downs made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania on the 17th day of July A.D. 1958, 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-4, Page 87, and described, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwesterly side of Waverly Road (forty-three feet wide) makes with the Southwesterly side of Doe Lane (fifty feet wide) said point being measured on the arc of a circle curving to the right having a radius of twenty feet an arc distance of thirty-one and six one-hundredths feet from a point on the Southwesterly side of Doe Lane; thence extending along the said side of Waverly Road South forty-five degrees, five minutes, thirty-six seconds West, one hundred ninety and thirteen one-hundredths feet to a point in Lot No. 24 on said plan; thence extending partly along the same North forty-three degrees, fifty-four minutes, twenty-four seconds West, one hundred thirteen and sixty-six one-hundredths feet to a point in Lot No. 22 on said plan; thence extending along the same North forty-six degrees, five minutes, thirty-six seconds East, two hundred nine and seventy-five one-hundredths feet to a point on the said side of Doe Lane; thence extending along the same South forty-three degrees, fifty-four minutes, twenty-four seconds East, ninety and thirty-five one-hundredths feet to a point of curve therein; thence extending on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and six one-hundredths feet to the Northwesterly side of Waverly Road, being the first mentioned point and place of beginning.

Parcel Number: 31-00-08500-00-1.

Location of property: 7700 Doe Lane, Laverock, PA 19038.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Morton Tener and Ronnie Tener** at the suit of School District of Cheltenham Township. Debt: \$9,873.86.

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.

13-03578

PREMISES "A"

ALL THAT CERTAIN lot or piece of land with the message or tenement thereon erected, situate in Oak Lane, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Avenue at the distance of 146 feet Northwestwardly from the Northeastly side of City Line on Cheltenham Avenue.

CONTAINING in front or breadth on said Oak Avenue 21 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles with said Oak Avenue 75 feet.

PREMISES "B"

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

BEGINNING at a point at the distance of 75 feet Southeastwardly from the Southeastly side of Oak Avenue, said point being at the distance of 83 feet Southwestwardly from the Southwesterly side of Central Avenue; these extending Southeastwardly on a line parallel with the said Central Avenue 25 feet to a point; thence extending Southwestwardly on a line parallel with said Oak Avenue 21 feet to a point; thence extending Northwesterly on a line parallel with said Central Avenue (erroneously omitted in prior deeds) 25 feet to a point; and thence extending Northeastwardly on a line parallel with said Oak Avenue 21 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ada Peterson by Deed from Lamont Walker dated 04/12/2006 recorded 05/12/2006 in Deed Book 5600, Page 2094.

Parcel Number: 31-00-20782-00-4.

Location of property: 7215 Oak Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ada Peterson, Last Record Owner, Christine Tyler, Known Heir** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2. Debt: \$150,608.59.

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

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

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

13-06980

ALL THAT CERTAIN lot or piece of ground, situate in Gwynedd Garden in **Upper Gwynedd Township**, County of Montgomery, and State of Pennsylvania, described according to a plot plan made by Myers Richardson Association Consulting Engineers Norristown, Pennsylvania on 8/1/1950 and revised 1/5/1951, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Marlins Lane (50 feet wide) at the distance of 465.55 feet Southwestwardly from the Southwesterly side of Webers Road (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said side of Marlins Lane 100 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Marlins Lane 200 feet.

BEING known as Lot No. 24 Section 1, Block A on said plan.

BEING the same premises which Todd D. Brooks and Kristen A. Brooks, by Deed dated 9/25/03 and recorded 10/30/2003 in the Montgomery County Recorder of Deeds in Deed Book 5479, Page 1292 granted and conveyed unto Art Kosmin, in fee.

TITLE TO SAID PREMISES IS VESTED IN Art Kosmin and Kathleen A. Kosmin, h/w, by Deed from Art Kosmin, dated 10/11/2004, recorded 11/10/2004 in Book 5532, Page 960.

Parcel Number: 56-00-05269-00-3. Map #56026A078.

Location of property: 1449 Marlyns Lane, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Art Kosmin a/k/a Arthur Kosmin and Kathleen A. Kosmin** at the suit of Wells Fargo Bank, N.A. Debt: \$271,440.42 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-08618

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Certain Plan thereof known as Section II, "Colonial Village" As-Built Plan made for Axelrod Construction Company by Urwiler and Walter, Inc., Registered Professional Engineers, Summeytown, Pennsylvania dated July 25, 1973, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hamilton Road (82 feet wide) said point being at the distance of 85.07 feet measured South 65 degrees, 53 minutes, 30 seconds West from its point of intersection with the Southwesterly side of Blaker Drive (72 feet wide); thence extending from said beginning point South 24 degrees, 06 minutes, 10 seconds East and crossing a Certain Sanitary Sewer Easement 101.92 feet to a point; thence extending South 65 degrees, 40 minutes, 51 seconds West, 20.00 feet to a point; thence extending North 24 degrees, 06 minutes, 10 seconds West and recrossing the aforesaid Sanitary Sewer Easement 101.99 feet to a point on the Southeasterly side of Hamilton Road; thence extending along the same North 65 degrees, 53 minutes, 30 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 45 as shown on the above mentioned plan.

BEING the same premises which Secretary of Housing and Urban Development of Washington, D.C., by Deed dated September 25, 1990 and recorded October 10, 1990 in Montgomery County in Deed Book 4960, Page 520 granted and conveyed unto Gene T. Yerger, in fee.

Parcel Number: 06-00-01592-00-4.

Location of property: 606 Hamilton Road, East Greenville, Montgomery County, PA 18041.

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

Seized and taken in execution as the property of **Gene T. Yerger** at the suit of First Savings Bank of Perkasio. Debt: \$136,280.13.

Jeffrey G. Trauger, Attorney.

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

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

13-09925

ALL THAT CERTAIN tract of land, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, drawn according to final plan - Plan of Subdivision of "Montgomery Hollow" (Goodwin Tract) by Gilmore and Associates, Inc., dated 2/2/1996, last revised 7/11/1996 and recorded in Norristown, Pennsylvania in Plan Book A-56, Page 329, as follows, to wit:

BEGINNING at a point on the Southerly side of Nottingham Way, said point being a corner of this and Lot No. 12 as shown on said plan; thence extending from said beginning point and along Nottingham Way, the next two following courses and distances, via: (1) along an arc of a curve, curving to the left having a radius of 175.00 feet, the arc distance of 45.64 feet to a point of tangent; (2) North 79 degrees, 01 minutes, 13 seconds East, 43.80 feet to a point a corner of Lot No. 10, South 10 degrees, 58 minutes, 47 seconds East, 175.00 feet to a point in line of lands now or late of Philadelphia Electric Company; thence extending along the same South 79 degrees, 01 minutes, 13 seconds West, 137.21 feet to a point a corner of Lot No. 12; thence extending along Lot No. 12 North 03 degrees, 57 minutes, 47 seconds East, 187.25 feet to said beginning point.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Annaly Jamison by Deed from Montgomery Oaks Associates, L.P. dated July 16, 1999 and recorded August 5, 1999 in Deed Book 5282, Page 1159. The said Annaly Jamison died on December 25, 2011 thereby vesting title in Michael Jamison.

Parcel Number: 46-00-03013-06-4.

Location of property: 104 Nottingham Way, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Jamison, Administrator of the Estate of Annaly Jamison, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$562,985.77.

Carol A. DiPrinzio, Attorney.

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

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

13-13155

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on Plan of Subdivision prepared for The Cutler Group, Inc. by Urwiler & Walter, Inc. dated April 6, 1990 last revised April 16, 1993, and recorded in Plan Book A-54, Page 258 bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fair View Lane (50 feet wide) a corner of Lot #135 on said plan; thence extending from said point of beginning and along Fair View Lane on the arc of a circle curving to the right having a radius of 550 feet the arc distance of 123.75 feet to a corner of Lot #137 on said plan; thence extending from Fair View Lane and along said lot North 80 degrees, 70 minutes, 39 seconds East, 195.16 feet to a point on the center line of 20 feet wide storm sewer easement a point in line of Lot #129 on said plan; thence along the same and partly along Lot #130 on said plan South 77 degrees, 19 minutes, 21 seconds West, 91.44 feet to a corner of Lot #135 on said plan; thence along the same and recrossing said easement South 67 degrees, 17 minutes, 29 seconds West, 158.34 feet to a point of curve on the Northeasterly side of Fair View Lane and being the first mentioned point and place of beginning.

BEING Lot #136 on said plan.

CONTAINING in area 18,526 square feet.

BEING part of the same premises which Frank Kurylo by Deed dated 8/13/1993 and recorded in Montgomery County, in Deed Book 5052, Page 789 conveyed unto The Cutler Group, Inc. (a PA Corporation), its successors and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joel Fink and Lori Fink, by Deed from The Cutler Group, Inc., dated 12/12/1994, recorded 12/21/1994 in Book 5100, Page 1675.

Parcel Number: 43-00-04065-16-7.

Location of property: 8023 Fair View Lane, Norristown, PA 19403.

The improvements thereon are: Residential single family dwelling and garage.

Seized and taken in execution as the property of **Joel Fink and Lori Fink** at the suit of Residential Mortgage Loan Trust 2013-TT2, et al. Debt: \$760,170.68.

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.

13-13224

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey made thereof by George B. Mebus, dated August 5, 1948 and described, as follows, to wit:

BEGINNING at a point, the intersection which the centerline of Meetinghouse Road (33 feet wide), makes with the Southwesterly side of Upland Avenue (40 feet wide), as widened 15 feet on the Southwesterly side from the former width of 25 feet; thence along the said Southwesterly side of Upland Avenue, South 49 degrees, 16 minutes East, 216.50 feet to a point; thence along the Northwesterly side of Lot No. 803 on the plan of Horsham Heights and along the Southeasterly side of an Easement or Right-of-Way 12 feet for driveway, South 41 degrees, 04 minutes West, 23.81 feet to a point; thence through land of Willard F. Edwards, of which this was a part, North 48 degrees, 56 minutes West passing through the party wall of a twin house, 216.50 feet to a point in the aforesaid centerline of Meetinghouse Road; thence along the same, North 41 degrees, 04 minutes East, 22.55 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen E. Jacobson, by Deed from Gail Harkins, dated 03/13/2012, recorded 03/21/2012 in Book 5830, Page 1438.

Parcel Number: 36-00-08104-00-5.

Location of property: 301 Meetinghouse Road, Horsham, PA 19044-2115.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen E. Jacobson** at the suit of Wells Fargo Bank, N.A. Debt: \$172,125.02.

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.

13-13623

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

BEGINNING at a point on the Southeasterly side of Elm Street at the distance of seventy-five feet Northeastwardly from the Northeasterly side of Center Street; thence Southeastwardly passing through the middle of the partition wall between this and the house on the adjoining lot two hundred four and sixty-seven one-hundredths feet to an alley twenty feet in width; thence along said alley Northeastwardly twenty-five feet to a point a corner of the adjoining lot; thence along said lot Northwestwardly two hundred four and sixty-seven one-hundredths feet to a point on the Southeasterly side of Elm Street and along said Elm Street Southwestwardly twenty-five feet to a place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Walter Brown, by Deed from Michael Carlino and Dawn Carlino, h/w, dated 06/06/1999, recorded 08/05/1999 in Book 5282, Page 1145.

Parcel Number: 14-00-00464-00-8.

Location of property: 341 Elm Avenue, North Wales, PA 19454-3331.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Walter Brown and Melanie Brown** 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: \$189,079.11.

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

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

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

13-14080

ALL THAT CERTAIN condominium unit, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania, being known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, Towamencin Township, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 13, 1963, PL 196 by the recording in the Office of the Recording of Deeds of Montgomery County, a declaration dated 2/8/1984 and recorded 3/4/1984 in Deed Book 3925, Page 308 and as amended, and the Declaration of Towamencin Condominium dated 2/8/1974 and recorded 3/4/1974 in Condominium Plan Book 2, Page 48, and as amended, and Declaration Site Plan "Towamencin Condominium Section 1 and 2", dated 10/11/1974, and recorded 10/17/1974, in Condominium Plan Book 3, Page 72, as amended. Being designated in such Declaration Plan as Building 10, Unit 169 as described in such Declaration Plan and Declaration Together with all right, title and interest, being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment or Amendments thereto.

AND ALL THAT CERTAIN Building Unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, and being Building C-29, as described in such Declaration Plan and Declaration.

TITLE TO SAID PREMISES IS VESTED IN Maria A. Stein and Kenneth W. Stein, w/h, by Deed from John Edward Hough, Jr., dated 03/03/2005, recorded 03/15/2005 in Book 5546, Page 1966.

Parcel Numbers: 53-00-04946-19-4 and 53-00-04946-44-6.

Location of property: 407 Monroe Drive a/k/a 407 Monroe Drive, Building 10, Condominium 169 a/k/a 407 Monroe Drive, #1103, Harleysville, PA 19438-3918.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria A. Stein and Kenneth W. Stein** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$220,884.76.

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.

13-14823

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final recorded plan prepared for Cathlin Corporation, by Robert E. Blue, Consulting Engineers, P.C. dated 1/1/1991 and last revised on 1/12/1994 and recorded in Plan Book A-54, Page 166, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Jamie Court (50 feet wide) said point being a corner of Lot No. 25 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 26 North 44 degrees, 02 minutes, 58 seconds West partly through a drainage easement 113.23 feet to a point a corner in line of Basin Easement No. 1; thence extending along same North 06 degrees, 56 minutes, 20 seconds East, 33.08 feet to a point a corner of Lot No. 3; thence extending along Lot No. 3 crossing said drainage easement South 83 degrees, 04 minutes, 40 seconds East, 115.86 feet to a point on the Northwesterly side of Jamie Court; thence extending along the Northwesterly side of Jamie Court the two (2) following courses and distances, viz: (1) South 06 degrees, 55 minutes 20 seconds West, 25.66 feet to a point, an angle; thence (2) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 85.14 feet to a point a corner of Lot No. 25; being the first mentioned point and place of beginning.

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

LESS AND EXCEPT all oil, gas and minerals on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Lisa Fawn Lokoff and Steven Lokoff by Deed from Steven Lokoff and Lisa Fawn Lokoff formerly known as Lisa F. Harmelin, dated May 2, 2008 and recorded May 28, 2008 in Deed Book 5693, Page 02738.

Parcel Number: 66-00-02868-03-6.

Location of property: 925 Jamie Court, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Fawn Lokoff and Steven Lokoff** at the suit of Federal National Mortgage Association ("FNMA"). Debt: \$398,401.46.

Marc S. Weisberg, Attorney.

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

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

13-14856

ALL THAT CERTAIN tract or parcel of land, located in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania, more particularly bounded and described, as follows, to wit:

'TRACT A'

SITUATE in the Borough of Lansdale, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale Pennsylvania, on December 4, 1935, as follows, to wit:

BEGINNING at a point a corner on the Northwesterly side of Franconia Avenue, also known as Valley Forge Road, as laid out in the Borough of Lansdale, 50 feet wide, originally laid out 33 feet wide, at the distance of 125 feet Southwestwardly of the Southwestwardly side of York Avenue, as laid out in the Borough of Lansdale, 48 feet wide, being a corner of land now or late of Charles M. Fischer and Kathryn E. Fischer, his wife; thence extending along the Northwesterly side of said Franconia Avenue, also known as Valley Forge Road, South 46 degrees, 44 minutes West, 152.5 feet to a point a corner of other land of Metz and Sigafos; thence extending along other land of the said Metz and Sigafos, North 43 degrees, 16 minutes West, 175.07 feet to a point a corner of land now or late of Geza Kovach; thence along land now or late Geza Kovach and along land now or late J.S. Van Auken, North 46 degrees, 51 minutes (and not minutes) East, 152.5 feet to a point a corner of land of Charles M. Fischer and Kathryn E. Fischer, his wife; thence extending along the same, South 43 degrees, 16 minutes East, 174.70 feet to the place of beginning.

BOUNDED on the Northeast by land of Charles M. Fischer and Kathryn E. Fischer, his wife, on the Southeast by Franconia Avenue, on the Southwest by other land of Metz and Sigafos, and on the Northwest by land of Geza Kovach and land of J.S. Van Auken.

'TRACT B'

SITUATE in the Borough of Lansdale, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Herbert H. Metz, Registered Engineer, Lansdale Pennsylvania, dated December 4, 1935 and revised October 7, 1946, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Franconia Avenue, also known as Valley Forge Road (50 feet wide) (originally 33 feet wide) at the distance of 100 feet Northeastwardly from the Northeasterly side of Mount Vernon Street, produced; thence extending North 43 degrees, 16 minutes West, 175.17 feet to a point; thence extending South 43 degrees, 16 minutes East, 175.07 feet to a point on the said Northwesterly side of Franconia Avenue; thence extending along the same, South 46 degrees, 44 minutes West, 50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Judith G. Avery, 1/2 interest, and 1/2 interest in Kristine W. Avery and Robert E. Wardrop, husband and wife as Tenants by the Entirety, owned between Judith G. Avery and Kristine W. Avery and Robert E. Wardrop as Joint Tenants With Rights of Survivorship, by Deed from Judith G. Avery dated 6/25/2003 and recorded 8/11/2003 in Book 5468, Page 1462.

Parcel Number: 11-00-17616-00-4.

Location of property: 326 South Valley Forge Road, Lansdale, PA 19446-3350.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judith G. Avery, Kristine W. Avery and Robert E. Wardrop** at the suit of H & R Block Bank, a Federal Savings Bank. Debt: \$432,798.89.

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

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

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

13-15389

ALL THAT CERTAIN tract of land and building and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, being known as Lot #12 Bridge Terrace, as shown on the subdivision plan thereof dated 11/27/1985 and last revised 10/13/1986 prepared by McCormick, Taylor & Associates, Inc., 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103 being bounded and described, as follows:

BEGINNING at a point on the Northwesterly right-of-way line of Coates Street said point being measured along said right-of-way line North 62 degrees, 48 minutes, 10 seconds East, 210.00 feet from the intersection of said right-of-way line with the Northeasterly right-of-way line of Fraley Street; thence from said beginning point along the line of lands of Lot #11 North 27 degrees, 11 minutes, 50 seconds West the line passing for a portion of the distance through the centerline of an 8 inch party wall and crossing over a 20 feet wide sanitary sewer easement 105.33 feet to a point on the Southeasterly side of a 20 feet wide alley; thence along the same North 63 degrees, 03 minutes, 10 seconds East, 18.00 feet to a corner point common with Lot #13; thence along the line of lands of Lot #13 South 27 degrees, 11 minutes, 50 seconds East the line crossing over the aforementioned 20 feet wide sanitary sewer easement and passing for a portion of the distance through the centerline of an 8 inch party wall 105.25 feet to a point on the aforementioned Northwesterly right-of-way line of Coates Street; thence along the same South 62 degrees, 48 minutes, 10 seconds West, 18.00 feet to the first mentioned point and place of beginning.

CONTAINING 1,895.14 square feet more or less.

BEING Lot #12 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William J. Pastino, by Deed from Valentina M. Dalessandro, dated 09/15/2003, recorded 10/20/2003 in Book 5478, Page 285.

Parcel Number: 02-00-00733-12-9.

Location of property: 241 Coates Street, Bridgeport, PA 19405-1603.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William J. Pastino and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank, National Trust Company, as Trustee for Harborview Mortgage Loan Trust, Mortgage Loan Pass-Through Certificates, Series 2006-9. Debt: \$209,930.32.

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.

13-21427

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan-Phase 2, Cranberry PRD, prepared by Greenview Estates, Inc., by Pennoni Associates, Inc., dated 7/1/1989 last revised 5/5/1992 and recorded in Plan Book B-41, Page 263, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brandywine Road (40 feet wide), a corner of this and Lot No. 194 on said plan; thence, extending from said point of beginning and along the Southwesterly side of Brandywine Road, aforesaid; the two (2) following courses and distances, viz: (1) along the arc of a circle curving to the left having a radius of 170.00 feet, the arc distance of 37.16 feet to a point of tangent therein; and thence, (2) South 42 degrees, 20 minutes, 33 seconds East, 8.14 feet to a point, a corner of Lot No. 196 on said plan; thence, extending along the same, South 47 degrees, 39 minutes, 31 seconds West, 130.00 feet to a point in line of remaining lands now or late of Greenview Estates, Inc.; thence, extending along the same, North 42 degrees, 20 minutes, 29 seconds West, 45.00 feet to a point, a corner of Lot No. 194 aforesaid; thence, extending along the same, North 47 degrees, 39 minutes, 31 seconds East, 134.04 feet to the first mentioned point and place of beginning.

BEING Lot No. 195 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph D. Carr and B. Kristen Carr, h/w, by Deed from Deborah A. Goida, dated 10/30/2008, recorded 11/05/2008 in Book 5712, Page 2805.

Parcel Number: 48-00-00226-16-7.

Location of property: 223 Brandywine Road, Collegeville, PA 19426-1705.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph D. Carr and B. Kristen Carr** at the suit of JP Morgan Chase Bank, N.A. Debt: \$345,877.46.

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.

13-21510

ALL THAT CERTAIN message being the Westerly half of a double house and lot or piece of land, situate on the North side of Queen Street, East of Keim Street and known as 1009 Queen Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Queen Street eighty feet and two inches Easterly from the East line of Keim Street; thence Northwardly one hundred and five feet to a corner of this and other lands now or late of John Yerger and Stella B. Yerger; thence by the same Eastwardly twenty feet and eleven inches to a corner of this and land about to be conveyed by John Yerger and Stella B. Yerger to Elmer E. Heistand; thence by the same, Southwardly one hundred and five feet passing in part of said course and distance through the center of the division or party wall dividing said double dwelling to the North side of Queen Street aforesaid; thence by the North side of Queen Street Westwardly twenty feet, eleven inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David E. Bradley and Pamela L. Walker Bradley by Deed from Pamela L. Walker now known as Pamela L. Walker Bradley, dated May 11, 2005 and recorded June 10, 2005 in Deed Book 05557, Page 0865.

Parcel Number: 16-00-23936-00-6.

Location of property: 1009 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David E. Bradley and Pamela L. Walker Bradley** at the suit of Federal National Mortgage Association. Debt: \$78,030.37.

Marc S. Weisberg, Attorney.

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

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

13-21799

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for 'Castle Heights', Phase III made by Herbert A. Metz, Inc., dated 11/3/1987, and last revised 12/23/1991, and recorded in Plan Book A-53, Page 156 etc., as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Bergey Road (50 feet wide), said point being a corner of Lot No. 45 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 45 South 13 degrees, 13 minutes, 55 seconds East partly crossing a 20 feet wide drainage easement 187.46 feet to a point a corner of Lot No. 38; thence extending along Lot No. 38 and crossing said easement South 69 degrees, 04 minutes, 24 seconds West, 126.79 feet to a point a corner of Lot No. 47; thence extending along Lot No. 47 North 07 degrees, 34 minutes, 18 seconds West, 212.07 feet to a point on the Southeasterly side of Bergey Road; thence extending along the Southeasterly side of Bergey Road the two (2) following courses and distances, viz: (1) North 82 degrees, 25 minutes, 42 seconds East, 28.93 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 770.00 feet the arc distance of 76.07 feet to a point a corner of Lot No. 45, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William B. Wilson, Jr. and Colleen M. Wilson, h/w, by Deed from Sal Lapio, Individual and Maxi Group, a Partnership, dated 10/16/1992, recorded 10/21/1992 in Book 5022, Page 610. Parcel Number: 35-00-00219-02-5.

Location of property: 1581 Bergey Road, Hatfield, PA 19440-2873.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William B. Wilson, Jr. and Colleen M. Wilson** at the suit of Ocwen Loan Servicing, LLC. Debt: \$341,911.32.

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.

13-23947

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County Pennsylvania bounded and described according to Plot Plan of Lot Nos. 724 and 728 Upper Dublin Downs, prepared W.L.C. Inc., made by C. Raymond Weir Associates, Civil Engineers and Surveyor dated September 24, 1976, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Vance Drive (50 feet wide) said point being a corner of Lot 720 as shown on the above mentioned plan; thence extending along the same North 24 degrees, 26 minutes West, 140.00 feet to a point; thence extending North 77 degrees, 42 minutes, 12 seconds East, 95.13 feet to a point a corner of Lot 728, as shown on the above mentioned plan; thence extending along the same South 24 degrees, 26 minutes East, 120.00 feet to a point on the Northwesterly side of Vance Drive; thence extending along the same South 65 degrees, 34 minutes West crossing a certain 6 inch lateral sewer, 93.00 feet to the first mentioned point and place of beginning.

BEING Lot 724 as shown on the above mentioned plan.

BEING the same premises which Mosegi M.S. Kamau and Diane Smith Burke, husband and wife as Tenants by the Entirety by Deed dated 9/4/2008 and recorded 9/11/2008 in Montgomery County in Deed Book 5707, Page 781 granted and conveyed unto Mosegi M. Kamau and Diane J. Kamau, husband and wife as Tenants by the Entirety.

Parcel Number: 54-00-16358-06-7.

Location of property: 724 Vance Drive, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Diane J. Kamau and Mosegi M. Kamau** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-NPL1. Debt: \$393,351.48.

Michael McKeever, Attorney. I.D. #56129

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

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

13-26427

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania as Lot Number 94 as shown on Andorra Woods Title Plan made by Czop/Spector, Inc. dated April 24, 1984 last revised September 4, 1986 and recorded in Plan Book A-48, Page 26, and revised later plan of Andorra Woods Title Plan made by Czop/Spector, Inc. dated and last revised June 12, 1998 and recorded in Plan Book A-54, Page 271, as shown on Andorra Woods, Cherry Court, Title Plan made by Czop/Spector, Inc. dated 6/6/1994 and last revised 1/16/1995 and recorded in Plan Book A-66, Page 280 and late Plan of Andorra Woods Cherry Court Title Plan made by Czop/Spector, Inc. dated and last revised September 12, 1996 and recorded in Land Site Plan Book L3, Page 380.

BEING Lot Number 71 as shown on the above mentioned plan.

BEING the same premises which David L. Solomon and Lillian J. Solomon, husband and wife by Deed dated 3/29/2002 and recorded 4/10/2002 in Montgomery County in Deed Book 5402, Page 2416 conveyed unto Joseph H. Meltzer and Wendi S. Meltzer, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jason Cohen by Deed from Joseph Meltzer and Wendi Meltzer dated 09/29/2006, recorded 10/05/2006 in Deed Book 5618, Page 01708.

Parcel Number: 65-00-02034-09-7.

Location of property: 26 Cherry Court, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Cohen a/k/a Jason M. Cohen and United States of America** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$463,163.76.

Amanda Rauer, Attorney. I.D. #307028

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

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

13-26468

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a plan of survey thereof made by M. R. and J. B. Yerkes, Civil Engineers of Bryn Mawr, Pennsylvania dated July 10th, A.D. 1952, last revised December 8th, A.D. 1952, as follows, to wit:

BEGINNING at a point on the Southeast side of Kingwood Road (fifty feet wide) at the distance of twenty-five feet measured South seven degrees, seven minutes East, thru the bed of Kingwood Road from a point in the middle line thereof, which latter point is measured along the said middle line of Kingwood Road, North eighty-two degrees, fifty-three minutes East, two hundred fifty-five feet and ninety-five one-hundredths of a foot from a point formed by the intersection of the said middle line of Kingwood Road with the middle line of Bluebuff Road (fifty feet wide); thence extending from said point of beginning North eighty-two degrees, fifty-three minutes East, along the Southeast side of Kingwood Road, twenty-two feet to a point of curve therein; thence extending Southeastward along the Southwest side of Kingwood Road at the cul-de-sac forming its Eastern most terminus on the arc of a circle, having a radius of one hundred feet (chord bearing to the right), the arc distance of seventy-five feet and thirty-nine one-hundredths of a foot to a point; thence extending South eighteen degrees, twenty-nine minutes, thirty seconds West, passing partly along the middle of a driveway (eight feet wide), which extends Northeastward into the cul-de-sac at the Eastern end of Kingwood Road, one hundred eleven feet and seven one-hundredths of a foot to a point; thence extending South eighty-two degrees, fifty-three minutes West, forty-three feet and sixty-two one-hundredths of a foot to a point; and thence extending North seven degrees, seven minutes West, one hundred twenty-five feet to the first mentioned point and place of beginning; (being Lot No. 13 on said plan).

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

TITLE TO SAID PREMISES IS VESTED IN Eugene Humay, known Surviving Heir of Mary E. Humay, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Mary E. Humay, Deceased Mortgagor and Real Owner and Mary E. Humay by Deed from Aloysius A. Humay and Mary E. Humay, dated June 11, 1953 and recorded June 18, 1953 in Deed Book 2379, Page 353.

Parcel Number: 58-00-12154-00-1.

Location of property: 381 Kingwood Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eugene Humay, known Surviving Heir of Mary E. Humay, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Mary E. Humay, Deceased Mortgagor and Real Owner** at the suit of Sun West Mortgage Company, Inc. Debt: \$320,959.69.

Jennifer L. Wunder, Attorney.

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

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

13-26746

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

BEGINNING at a corner other lands Harry T. Gresh, said point being on the Southerly property line of Wilson Street (50 feet wide) and distant along the same from a point marking the Southwesterly property line intersection of Wilson and North Hanover Streets (80 feet wide) distant North 51 degrees, 56 minutes West, 68.0 feet; thence from said point of beginning along other lands of Harry T. Gresh South 38 degrees, 04 minutes West, 90.0 feet to a corner on line Northerly side of Lot No. 336; thence along the same North 51 degrees, 56 minutes West, 67.0 feet to a corner on the Easterly side of a given 15 feet wide alley (not ordained); thence along the same North 38 degrees, 04 minutes East, 90.0 feet to a corner on the Southerly property line of Wilson Street; thence along the same South 51 degrees, 56 minutes East, 67.0 feet to the place of beginning.

BEING the Westerly portion of Lots 337, 338 and 339 of a plan of lots known as Pottstown Land & Improvement Company.

Parcel Number: 16-00-33160-00-7.

Location of property: 172 Wilson Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Eugene J. Lafferty, Jr. and Anya K. Lafferty** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,288.17.

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.

13-27320

ALL THAT CERTAIN brick message and lot, piece or parcel of land being known as No. 345 Beech Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of Beech and Evans Streets; thence Northwardly along said Evans Street 140 feet to Spruce Alley; thence by the same Eastwardly 30 feet to Lot No. 167; thence Southwardly 140 feet to Beech Street aforesaid; thence Westwardly a distance of 29 feet, 9 inches to the point and place of beginning.

BEING the major portion of Lot No. 166 in a plan of Mintzer's Addition.

BEING the same premises which Nancy S. Wills, Record Owner and David L. Pence and Jane D. Pence, Equitable Owners under Lease-Purchase Agreement dated December 4, 1991, by Indenture dated September 27, 1996, and recorded October 2, 1996 in Deed Book 5164, Page 0731, granted and conveyed unto William Foster and Stephanie E. Garner, as Joint Tenants With the Right of Survivorship, and not as Tenants in Common.

Parcel Number: 16-00-01436-00-6.

Location of property: 345 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephanie E. Foster a/k/a Stephanie E. Garner and William Foster** at the suit of U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-10HE, Asset-Backed Certificates, Series 2005-10HE. Debt: \$92,346.68.

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

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

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

13-27854

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

BEGINNING at a point on the North side of Walnut Street, East of Adams Street, at a corner of this and Lot #83; thence by the same Northerly 135 feet to a 20 feet wide alley; thence by the same Eastwardly 29 feet to a corner of this and Lot #85, now or late of William B. Scheetz; thence Southwardly along the same 135 feet to Walnut Street, aforesaid; thence Westwardly 29 feet to the place of beginning.

BEING the same premises which John Wheatley and Shirley Wheatley, husband and wife, by Deed dated 5/14/86 and recorded 5/21/86 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4799, Page 2440, granted and conveyed unto John Wheatley.

Parcel Number: 16-00-30916-00-1.

Location of property: 645 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Wheatley** at the suit of James B. Nutter & Company. Debt: \$172,248.49.

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

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

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

13-28087

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected or to be erected thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and being Lot No. 35 according to a plan thereof made by George B. Mebus, R.P.E., on December 7, 1948 as last revised March 9, 1949, and being more fully bounded and described, as follows:

BEGINNING at a point on the Southeasterly lot line of Rothley Avenue (40 feet wide) at the arc distance of one hundred forty-five and seventy-one hundredths (145.71) feet measured Southwestwardly along the arc of a curve deflecting to the left having a radius of eight thousand eight hundred ninety-nine and seventy-seven hundredths (8899.77) feet from a corner stone marking the Northeasterly end of the curve in the said Southeasterly lot line of Rothley Avenue between Edwards and Triebel Roads; thence along Lot No. 34, South twenty-two (22) degrees, six (6) minutes, forty-seven (47) seconds East a distance of one-hundred twenty (120) feet to a point; thence along the Northwesternly right-of-way line of the North East Pennsylvania Railroad in a Southwesterly direction along the arc of a curve deflecting to the left having a radius of eight thousand seven hundred seventy-nine and seventy-seven hundredths (8779.77) feet and thirty (30) feet Northwestward from and concentric with the curve in the center line of said North East Pennsylvania Railroad, a distance along the arc of forty-four and thirty hundredths (44.30) feet to the point of compound curvatures; thence still along the said side right-of-way line of the North East Pennsylvania Railroad

in a Southwesterly direction along the arc of a curve deflecting to the left having a radius of two thousand eight hundred ninety-four and ninety-three hundredths (2894.93) feet and thirty (30) feet Northwestward from and concentric with the curve in the center line of said North East Pennsylvania Railroad a distance along the arc of four and ninety hundredths (4.90) feet to a point; thence along Lot No. 36 North twenty-two degrees, twenty-nine (29) minutes, fifty-four (54) seconds West a distance of one hundred twenty (120) feet to a point in the Southeasterly lot line of Rothley Avenue; thence along the said lot line of Rothley Avenue in a Northeasterly direction along the arc of a curve deflecting to the right having a radius of three thousand fourteen and ninety-three hundredths (3014.93) feet the distance along the arc of five and ten-hundredths (5.10) feet to the point of compound curvature; thence still along said lot line of Rothley Avenue in a Northeasterly direction along the arc of a curve deflecting to the right having a radius of eight thousand eight hundred ninety-nine and seventy-seven hundredths (8899.77) feet a distance along the arc of forty-four and ninety hundredths (44.90) feet to the place of beginning.

UNDER AND SUBJECT to certain building restrictions as erected in a certain Deed given by Sunnybrook, Inc., et al. to Kenneth B. Show, Sr., et ux., dated July 22, 1949, and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2010, Page 57, which said restrictions are intended to be applicable to the premises hereinbefore described to the same as if created herein.

TITLE TO SAID PREMISES IS VESTED IN Thomas G. Gliba, by Deed from Estate of Jean F. Osborn, by the Executor Richard B. Osborn, Jr., dated 12/20/2002, recorded 03/25/2003 in Book 5450, Page 1714.

Parcel Number: 30-00-59868-00-6.

Location of property: 1357 Rothley Avenue, Roslyn, PA 19001-2414.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas G. Gliba** 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: \$208,613.78.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$315421,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-28153

ALL THAT CERTAIN message and lot or piece of land, situate in **Lansdale Borough**, in the County of Montgomery, and State of Pennsylvania, being more particularly bounded and described according to a plan thereof made for Norman G. Troxel by Stanley F. Moyer, Professional Engineer and Land Surveyor, of Souderton, PA, on April 10, 1947, and being known as No. 738 Shaw Avenue, as follows, to wit:

BEGINNING at a point set for a corner in the center line of Shaw Avenue, as laid out forty feet wide, at the distance of three hundred thirty-one feet and sixty-six one-hundredths of a foot Northeast of the intersection of the center line of said Shaw Avenue with the center line of Seventh Street, as laid out forty-eight feet wide, being a corner of No. 736 Shaw Avenue; thence extending along No. 736 Shaw Avenue and crossing a ten feet wide public alley, North forty degrees, forty-six minutes West, ninety feet and twenty-five one-hundredths of a foot to a point, a corner, on the Southeast side line of the Doylestown Branch of the North Pennsylvania Railroad; thence extending along said land of the said North Pennsylvania Railroad, North fifty degrees, fifty-one minutes East, sixteen feet and eleven one-hundredths of a foot to an iron pin, a corner of No. 740 Shaw Avenue; thence extending along No. 740 Shaw Avenue, South forty degrees, forty-six minutes East, eighty-nine feet and seventy-nine one-hundredths of a foot to a point, a corner in the center line of Shaw Avenue aforesaid; thence extending along the said center line of said Shaw Avenue, South forty-nine degrees, fourteen minutes West, sixteen feet and one-tenth of a foot to the place of beginning, both side lines passing through the middle of partition walls.

BOUNDED on the Northeast by No. 740 Shaw Avenue, on the Southeast by Shaw Avenue, on the Southwest by No. 736 Shaw Avenue, and on the Northwest by the Doylestown Branch of the North Pennsylvania Railroad.

SAID Shaw Avenue and said alley are dedicated to public use forever.

TITLE TO SAID PREMISES IS VESTED IN Fuaifale Taamilo, by Deed from Howard Smith, Jr., dated 07/29/1993, recorded 08/17/1993 in Book 5051, Page 503. Fuaifale Taamilo died on 05/20/2010, and Talaitupu Maae Taamilo was appointed Administratrix of his Estate. Letters of Administration were granted to her on 06/2/2010 by the Register of Wills of Montgomery County, No. 46-2010-1816. The Decedent's surviving heirs at law and next-of-kin Talaitupu Maae Taamilo and Tia Taamilo.

Parcel Number: 11-00-15108-00-1.

Location of property: 738 Shaw Avenue, Lansdale, PA 19446-2334.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Talaitupu Maae Taamilo, in Her Capacity as Administrator and Heir of The Estate of Fuaifale Taamilo and Tia Taamilo, in Her Capacity as Heir of The Estate of Fuaifale Taamilo, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Fuaifale Taamilo, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$47,606.39.

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.

13-28189

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

BEGINNING at a point on the Southwesterly side of Fomance Street at the distance of 302 feet Northwestwardly from the Northwestery side of Markley Street, a corner of this and land now or late of John Bennett.

CONTAINING in front or breadth in a Northwestery direction on Fomance Street 35 feet and extending in length or depth between parallel lines at right angles to Fomance Street, in a Southwesterly direction 128.83 feet, the Southeasterly line passing through the middle of the partition wall between this and adjoining message of said John Bennett.

TITLE TO SAID PREMISES IS VESTED IN James Moran by Deed from James Moran and Kathleen Moran dated April 3, 2002 and recorded June 3, 2002 in Deed Book 5410, Page 1983.

Parcel Number: 13-00-12104-00-6.

Location of property: 322 West Fomance Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Moran** at the suit of Harleysville Savings Bank. Debt: \$156,489.92.

Marc S. Weisberg, Attorney.

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

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

13-28589

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded partly in accordance with a Plan of Belair Park, made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated May 22, 1958, revised June 10, 1958, and partly in accordance with a Division of Property made for Belair Realty, Inc., by Donald H. Schurr, Civil Engineer and Surveyor, dated July 6, 1964, as follows, to wit:

BEGINNING at a point on the Northwest side of Selma Street (60 feet wide), at the distance of 258.83 feet measured North 47 degrees, 1 minute, 20 seconds East along said side of Selma Street from the point of tangent of the curve at the radius round corner of Selma Street and Belair Circle (60 feet wide); thence along the Northwest side of Selma Street, North 47 degrees, 1 minute, 20 seconds East, 39.81 feet to a corner of Lot No. 25 on Plan of Belair Park; thence along Lot No. 25, North 42 degrees, 58 minutes, 40 seconds West crossing a twenty feet wide utility easement 175.21 feet to a point in line of land now or late of Norristown Brick Company; thence along said land, forming the Northwest side of said easement, South 66 degrees, 44 minutes, 55 seconds West, 66.80 feet to a point on the Northeast side of Elm Street (60 feet wide) (not open); thence extending South 49 degrees, 38 minutes East along the Northeast side of Elm Street, re-crossing said easement, 199.09 feet to the first mentioned point and place of beginning.

BEING the same premises which Fazio Properties, LLC, by Deed dated December 13, 2005 and recorded in the Montgomery County Recorder of Deeds Office on December 14, 2005 in Deed Book 5583, Page 55, granted and conveyed unto Angela Harrison.

Parcel Number: 13-00-33600-00-2.

Location of property: 743 Selma Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Angela Harrison** at the suit of WVMT 2010-1. Debt: \$277,537.66.

Bradley J. Osborne, Attorney.

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

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

13-28596

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of 'The Orchard' for H. Hassan-BUILDER, Inc., by Herbert H. Metz, Inc., dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Red Haven Drive (50 feet wide) said point being a corner of Lot No. 298 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 298 South 35 degrees, 45 minutes, 00 seconds East, crossing a 20 feet wide easement for storm sewer facilities, 122.71 feet to a point in line of Lot No. 296; thence extending along Lot No. 296 South 54 degrees, 15 minutes, 00 seconds West, 24.00 feet to a point a corner of Lot No. 300; thence extending along Lot No. 300 and recrossing said 20 feet wide easement for Storm Sewer Facilities, North 35 degrees, 45 minutes, 00 seconds West, 119.47 feet to a point on the Southwesterly side of Red Haven Drive; thence extending along the Southeasterly side of Red Haven Drive on the arc of a circle curving to the right, having a radius of 150.00 feet the arc distance of 24.24 feet to a point, a corner of Lot No. 298, being the first mentioned place of beginning.

BEING Lot No. 299 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Uche Bunda, by Deed from Dennis R. Auger and Angelque G. Auger, erroneously recorded in prior Deed as Angelique G. Auger, dated 06/25/2007, recorded 07/16/2007 in Book 5655, Page 2046.

Parcel Number: 46-00-03087-49-4.

Location of property: 144 Red Haven Drive, North Wales, PA 19454-1436.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Uche Bundo** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$239,294.88.

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.

13-29183

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

BEGINNING at a point on the Southeasterly side of Cherry Street, at the distance of thirty-two feet Southwesterly from the Southerly corner of Penn and Cherry Streets, said point of beginning being in the center of the partition wall located between the premises hereby conveyed and the premises adjoining now or late of the said Barney Goldenberg and now conveyed to Joseph Gandler; thence along said side of said Cherry Street Southwesterly sixteen feet, more or less, to a point in the center of the partition wall located between the premises hereby conveyed and the premises adjoining now or late of the said Barney Goldenberg, and now conveyed to Charles A. Brown; thence Southeasterly the line passing through the center of partition wall located between these premises and said Brown's adjoining premises, sixty one feet, more or less, to the line of lot late of Charles H. Stinson, now of B. E. Block; thence along the line of B. E. Block's adjoining ground, Northeasterly sixteen feet to line of land late of the said Barney Goldenberg and now conveyed to Joseph Sandler; thence along the line of Sandler's adjoining ground and passing through the center of the partition wall located between the premises hereby conveyed and said Sandler's adjoining premises, Northwesterly sixty-one feet, more or less, to the Southeasterly side of Cherry Street aforesaid, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert P. Conlen, by Deed from Alyce Jurgens, dated 05/25/1984, recorded 05/29/1984 in Book 4737, Page 692.

Parcel Number: 13-00-07600-00-1.

Location of property: 326 Cherry Street, Norristown, PA 19401-4733.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert P. Conlen** 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: \$89,928.74.

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.

13-29616

ALL THAT PARCEL of land in County of Montgomery, State of Pennsylvania as more fully described in Book 5309, Page 2272 and being more particularly described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a map made by Yerkes Engineering Company, dated August 21st, 1956, which map was traced from a plan made by S. Sherwin Roches, as follows:

BEGINNING at a point on the Northeast side of Shaffer Road, at the distance of two hundred fifty feet measured North twenty-two degrees, fifty-two minutes West along the said side of Shaffer Road with its point of intersection with the Northwest side of Valley Road.

CONTAINING in front or breadth on the said side of Shaffer Road (formerly Walker Road) fifty feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to said Shaffer Road, one hundred fifty feet being Lot No. 67 on said map.

UNDER AND SUBJECT to certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN John Maiorana and Sharon D. Quinn, Joint Tenants With Right of Survivorship, by Deed from John P. Durante, Sheriff of the County of Montgomery, dated 03/07/2002, recorded 03/10/2002 in Book 5309, Page 2272.

Parcel Number: 58-00-16597-00-4.

Location of property: 118 Shaffer Road, King of Prussia, PA 19406-3042.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Maiorana and Sharon D. Quinn** 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: \$240,861.02.

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.

13-30196

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Map of Property of the Wynnewood Company" made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated June 5, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sprague Road (fifty feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of Fawn Hill Lane (fifty feet wide): (1) leaving Fawn Hill Lane on the arc of a circle curving to the left having a radius of thirteen and fifty one-hundredths feet the arc distance of twenty-one and twenty-one one-hundredths feet to a point of tangent on the Southwesterly side of Sprague Road; and (1) North fourteen degrees, eighteen minutes West along the Southwesterly side of Sprague Road three hundred forty-one and fifty one-hundredths feet to the place of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Sprague Road one hundred eighteen feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Sprague Road two hundred forty-five and seventy-five one-hundredths feet.

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

BEING the same premises which Howard L. Friedberg and Andrea Friedberg, husband and wife by Indenture dated 06-09-97 and recorded 06-18-97 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5189, Page 480, granted and conveyed unto Gregg Wallace and Debra Wallace, husband and wife, as Tenants by the Entirety.

Parcel Number: 40-00-55376-00-6.

Location of property: 408 Sprague Road, Penn Valley, PA 19072.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gregg J. Wallace and Debra N. Wallace** at the suit of ALZM, LLC. Debt: \$806,232.40.

David M. D'Orlando, Attorney.

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

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

13-30408

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

BEGINNING at a stake on the Southwesterly side of Marshall Street 60 feet Northwesterly from the Northwesterly side of Kohn Street, a corner of this and lot late of Henry Fisher; thence by said latter land Southwesterly at right angles to Marshall Street 140 feet to a 20 feet wide alley known as Haws Alley; thence along the Northeasterly side of said Northwesterly 34 feet to a corner of this and property formerly at John G. Rhoadarmer, now belonging to said William A. Steinbach; thence along the same Northeasterly parallel with the first line, 140 feet to the Southwesterly side of Marshall Street aforesaid; thence along said side of said Marshall Street Southeasterly 34 feet to the place of beginning.

Parcel Number: 13-00-25156-00-4.

Location of property: 708 West Marshall Street, Norristown, PA 19404.

The improvements thereon are: Commercial - retail, office, apartments, multi-use.

Seized and taken in execution as the property of **Joseph Campanini** at the suit of Dawilla Schlesman. Debt: \$309,000.00.

Allan J. Ray, Attorney.

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

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

13-30647

ALL THAT CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan and survey made thereof by Metz and Weir, Civil Engineer on December 1, 1920, known as York Road Heights, as follows, to wit:

BEGINNING at the intersection of the Southwesterly side of Berrell Avenue (50 feet wide) with the Northwesterly side of Rockwell Road (formerly Grove Avenue (50 feet wide); thence extending along the said side of Rockwell Road (formerly Grove Avenue) South 31 degrees, 9 minutes West, 65 feet; thence Northwestwardly on a line at right angles to the said Rockwell Road (formerly Grove Avenue) 155.35 feet to a point in line of land of the Northeast Pennsylvania Railroad Company; thence extending North 24 degrees, 51 minutes East along the said land of Northeast Pennsylvania Railroad Company 92.47 feet to a point on the aforesaid side of Berrell Avenue; thence along said side of Berrell Avenue South 49 degrees, 38 minutes East, 167.62 feet to the first mentioned point and place of beginning.

KNOWN as Lot Nos. 102, 103, and 104 on aforesaid plan.

ALSO ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made October 6, 1955 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows:

BEGINNING at the point formed by the intersection which the Northwesterly side of Rockwell Road (50 feet wide) makes with the center line of Berrell Avenue (50 feet wide); thence extending from the place of beginning along the Northwesterly side of Rockwell Road South 31 degrees, 9 minutes West, 25.32 feet to a point; thence North 49 degrees, 38 minutes West, 167.62 feet to a point on the Southeasterly side of the right-of-way of the Reading Company; thence along the same North 24 degrees, 51 minutes East, 25.95 feet to a point on the aforementioned centerline of Berrell Avenue; thence along the same South 49 degrees, 38 minutes East, 170.51 feet to a point on the aforementioned Northwesterly side of Rockwell Road and place of beginning.

BEING the Southwesterly one-half of Berrell Avenue from Rockwell Road to the Reading Company on Plan of York Road Heights.

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

TITLE TO SAID PREMISES IS VESTED IN Paul Lizell by Deed from Gregory T. Unger, singleman and Mary M. D'Agostino, singlewoman, dated June 26, 2006 and recorded July 10, 2006 in Deed Book 5608, Page 0162.

Parcel Number: 30-00-57516-00-9.

Location of property: 1838 Rockwell Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul Lizell** at the suit of Bank of America, N.A., s/b/m/t BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$261,652.68.

Marc S. Weisberg, Attorney.

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

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

13-30716

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 494 on a Conveyance Plan of Common Area Section #3, Birchwood, prepared by Hopkins and Scott, Inc., Registered Surveyors, dated 10/19/1984 and attached hereto as Exhibit "A".

Parcel Number: 48-00-00224-92-5.

Location of property: 494 Bridge Street, Perkiomen Township, PA 19426.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ronald C. Traub** at the suit of Perkiomen Valley School District. Debt: \$3,393.01.

James R. Wood, Attorney.

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

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

13-31708

ALL THAT CERTAIN lot of ground, situate in Montgomery County, State of Pennsylvania, and described, as follows, that is to say:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1956, P.L. 196, by the recording of the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 5, 1980 in Deed Book 4523, Page 519 and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584, Page 98 and the Declaration Plan dated May 3, 1979 and recorded May 5, 1980 in Condominium Plan Book 8, Pages 1, 2 and 3, a Code of Regulations dated December 27, 1979 and recorded on May 6, 1980 in Deed Book 4523, Page 552 and an Amendment thereto dated November 24, 1980 and recorded November 25, 1980 in Deed Book 4584, Page 100, being and designated in Declaration Plan as Unit No. 133, 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 .73217%.

TITLE TO SAID PREMISES IS VESTED IN Honalee Dobnak, by Deed from Karen Marie Sanders, an unmarried woman, dated 06/08/2005, recorded 06/29/2005 in Book 5560, Page 248.

Parcel Number: 63-00-04864-32-9.

Location of property: 133 Centre Avenue a/k/a 133 Centre Avenue Condominium 133, Norristown, PA 19403-3219.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Honalee Dobnak** 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: \$120,845.38.

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.

13-32754

THE LAND referred to in this commitment is described, as follows:

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lansdale Borough**, (formerly Township of Montgomery), County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of a 15 feet wide alley and a corner of this and other lands of the said now or late J.F. Kile; thence extending along said now or late J.F. Kile's Land Southwestwardly 110.42 feet to a point a corner of this and land now or late of Mary L. White; thence extending along said Mary L. White's Land Northwestwardly 43 feet to a point in line of land now or late of John J. Kaufle; thence extending along said John Kaufle's Land Northwestwardly 111 feet, 3 1/2 inches to the Southwesterly edge of a 15 feet wide alley; and thence along said alley Southeastwardly 43 feet to the place of beginning.

BEING the same premises which James J. Delzotto by Deed dated 9/15/2006 and recorded 10/13/2006 in Montgomery County in Deed Book 5620, Page 1139 granted and conveyed unto James J. Delzotto and Shirley Delzotto, husband and wife.

Parcel Number: 11-00-17232-00-1.

Location of property: 316 East 3rd Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shirley Delzotto and James J. Delzotto** at the suit of Random Properties Acquisition Corp., III. Debt: \$228,424.62.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-34317

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

BEGINNING at a point in the center line of Washington Lane (33 feet wide) at the distance of 250.45 feet measured Southwestwardly along the center line of Washington Lane from a point formed by its intersection with the center line of Glenside Avenue (33 feet wide); thence extending South 74 degrees, 46 minutes West along the center line of Washington Lane 122.252 feet to a point; thence extending North 18 degrees, 40 minutes West, 161.14 feet to a point; thence extending North 71 degrees, 20 minutes East, 122.00 feet to a point; thence extending South 18 degrees, 40 minutes East, 168.48 feet to a point in the center line of Washington Lane the first mentioned point and place of beginning.

BEING the same premises which Edward D. Croushore and Susan Croushore, by Deed dated June 29, 1999 and recorded July 7, 1999 in Montgomery County in Deed Book 5278, Page 0531, granted and conveyed unto Leopoldo M. Montoya and Mary Alice Robinson, his wife, in fee.

AND BEING the same premises which Leopoldo M. Montoya and Mary Alice Robinson, husband and wife, by Deed dated June 14, 2002 and recorded July 3, 2002 in Montgomery County in Deed Book 5414, Page 2040, granted and conveyed unto Leopoldo M. Montoya, in fee.

Parcel Number: 31-00-27718-00-7.

Location of property: 125 Washington Lane, Wyncote, PA 19095.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leopoldo M. Montoya** at the suit of Bayview Loan Servicing, LLC. Debt: \$360,323.64.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-34589

ALL THAT CERTAIN lot or piece of land, situate upon the West side of a public road leading from the Lewis Road to the Spring-Ford Country Club and known as the Spring-Ford Country Club Road, in **Limerick Township**, Montgomery County, PA bounded and described in accordance with a survey made March 24, 1952, by Francis W. Wack, R.S., as follows, to wit:

BEGINNING at a pin in the center line of Spring-Ford Country Club Road (33 feet wide), a corner of this and other land of now or late of Elmer C. and Sarah Hilborn, of which this was a part (said beginning point) being South 46 degrees, 40 minutes West, 181.9 feet from an iron pin, a corner of land n/l of Charles R. and Evelyn Garber; thence in and through the center line of the aforesaid road South 46 degrees, 40 minutes West, 60 feet to a pin, a corner of Hilborn's land aforesaid; thence along same, North 43 degrees, 20 minutes West, 60 feet to an iron pin, a corner; thence still along said lands, South 43 degrees, 20 minutes East, 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Slavinski, by Deed from Joseph I. Kulp, Jr., dated 11/28/2008, recorded 12/01/2008 in Book 5715, Page 1838.

Patricia A. Slavinski, died June 29, 2012 and Joseph I. Kulp, Jr. and Kimberly A. Kulp, were appointed Co-Administrator of her estate. Letters of Administration were granted to them on July 12, 2012 by the Register of Wills of Montgomery County, File Number 46-2012-X2496. According to the estate documents, the decedent's surviving heirs at law and next-of-kin are Joseph I. Kulp, Jr. and Kimberly A. Kulp.

Parcel Number: 37-00-00640-00-7.

Location of property: 33 Country Club Road, Royersford, PA 19468-1564.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph I. Kulp, Jr., in His Capacity as Co-Administrator and Heir of The Estate of Patricia A. Slavinski and Kimberly A. Kulp, in Her Capacity as Co-Administrator and Heir of The Estate of Patricia A. Slavinski, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia A. Slavinski, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$148,946.84.

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

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

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

13-36067

ALL THAT CERTAIN piece or parcel of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and described according to a plan of lots made for Frank Rosanelli by Urwiler and Walter, Inc., dated April 12, 1971, as follows, to wit:

BEGINNING at a point on the Southeasterly curb line of Susquehanna Avenue, said curb line being located 14 feet measured Southeasterly from the center line of said Susquehanna Avenue, said point being located North 47 degrees, 45 minutes East, 217.6 feet from the intersection of said curb line with the center line of Mount Vernon Street; thence leaving said curb line and extending South 45 degrees, 0 minutes East, 133 feet to a point on the Northwesterly side of School Alley; thence extending along the same South 47 degrees, 45 minutes West, 24.93 feet to a point; thence extending along Lot No. 2 through the center line of a party wall of a 2 and 1/2 story duplex North 45 degrees, 0 minutes West, 133 feet to a point on the aforementioned curb line of Susquehanna Avenue; thence extending along the same North 47 degrees, 45 minutes East, 24.93 feet to the point and place of beginning.

BEING Parcel 1 as shown on the above mentioned plan.

BEING the same premises which James R. Dell and Silvana M. Dell by Deed dated March 30, 2010 and recorded April 5, 2010, in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, at Instrument No. 2010026560, Deed Book 5762, Page 02684, granted and conveyed unto Dennis Roth and Natalie Roth. Parcel Number: 11-00-16092-00-7.

Location of property: 237 Susquehanna Avenue, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Dennis Roth and Natalie Roth** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$194,060.00 (total amount of judgment).

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

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

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

14-00186

ALL THAT CERTAIN parcel of land, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being known as Unit #3, Northwood as shown on plans titled "Plot Plan Unit #3, North 1409 Wesleys Run, June 18, 1999," and Record Plan Sheet 2 of 27, dated October 24, 1990, last revised June 15, 1999 of the plan set for Appaloosa a Planned Residential Development, dated June 1, 1990 last revised March 26, 1997 prepared by Yerkes Associates, Inc., for Appaloosa Development Company said plan set being recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, PA in Plan Book 3, Page 421.

BEING Unit #3 Northwood, 1409 Wesleys Run.

BEING the same premises in which Mark J. Farley by Deed dated June 25, 1999 and recorded August 11, 1999 in Montgomery County in Deed Book 5283, Page 811, granted and conveyed unto Michael M. Lessner and Barbara A. Lessner, in fee.

Parcel Number: 40-00-64995-02-6.

Location of property: 1409 Wesleys Run, Gladwyne, PA 19035.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Barbara Lessner and Michael Lessner** at the suit of Capital One, N.A., as Successor by Merger to ING Bank, FSB. Debt: \$1,217,549.55.

Andrew J. Marley, Attorney.

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

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

14-00558

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Will D. Hiltner, R.E. July 1937, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Basin Street at the distance of ninety-three and eighty-one one-hundredths feet Southeastwardly from its point of intersection with the Southeasterly side of Green Alley Road, both lines extended, it being a corner of land now or late of Thomas J. Sotera and his wife; thence extending along said land North forty-two degrees, forty-five minutes East, eighty eight feet to a point on the Southwesterly side of a twenty feet wide alley; thence extending along side of said alley South forty-seven degrees, fifteen minutes East, twenty and forty-two one-hundredths feet to a point, a corner of other land of John H. Hoffman, of which this was a part; thence extending along said land South forty-two degrees, forty-five minutes West the line passing through the center of the partition wall between the house hereon erected and the house on the adjoining lot of said Hoffman eighty-eight feet to a point on the Northeasterly side of Basin Street; thence extending along said side of Basin Street, North forty-seven degrees, fifteen minutes West, twenty and forty-two one-hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-04204-00-4.

Location of property: 409 East Basin Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Doris Stewart** at the suit of Bank of America, N.A. Debt: \$33,170.51.

Ralph M. Salvia, 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.

14-00702

ALL THAT CERTAIN message and lot or piece of land, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #69 in a Plan of Lots laid out on the Jones Farm, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a thirty-three feet wide street, laid out for public use and called Garfield Street, at the distance of one hundred sixty-five feet Northwesterly from the Northerly corner of this and another street laid out for public use thirty feet wide and called Chestnut Street; thence by Lot #67 Northeasterly one hundred twenty-three feet to the Southwesterly side of a seventeen and one-half feet wide alley laid out for public use called Long Alley; thence along the Southwesterly side of said alley, Northwesterly forty feet to a corner; thence by Lot #71, Southwesterly one hundred twenty-three feet to a corner on the Northeasterly side of Garfield Street; thence along said side of said street, Southeasterly forty feet to the place of beginning.

UNDER AND SUBJECT to certain covenants and building restrictions of record.

BEING the same premises which Bruce Herbert Knoll, by Deed dated March 9, 1988 and recorded March 15, 1988 in Montgomery County in Deed Book 4867, Page 1391 granted and conveyed unto Bruce Herbert Knoll and Mariann Knoll, his wife, in fee.

Parcel Number: 56-00-02842-00-9.

Location of property: 619 Garfield Avenue, West Point, PA 19486.

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

Seized and taken in execution as the property of **Bruce H. Knoll and Marian Welsh-Knoll** at the suit of First Niagara Bank, N.A. Debt: \$86,828.10.

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.

14-01410

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described in accordance with a Plan of "Colonial Village" made for Axelrod Construction Company by Urwiler and Water, Inc., Sumneytown, PA, dated 2/26/1974 and revised 4/25/1974, situate in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Colonial Drive, said point being at the distance of 436.50 feet measured South 24 degrees, 06 minutes, 10 seconds East along the Southwesterly side of Colonial Drive from its point of intersection with the Southeasterly side of Morris Road.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Colonial Drive 20 feet extending of that width in length or depth through party walls Southwestwardly between parallel lines at right angles to Colonial Drive 101.50 feet.

UNDER AND SUBJECT to building restrictions of record.

BEING Lot No. 236 as shown on said plan.

BEING the same premises which The Shameley Family Trust by Deed dated 8/21/2009 and recorded 8/26/2009 in Montgomery County in Deed Book 5741, Page 2508 conveyed unto WHY IV Properties, LLC, in fee.

TITLE TO SAID PREMISES IS VESTED IN Daniel P. Owad by Deed from WHY IV Properties, LLC dated February 26, 2010 and recorded March 10, 2010 in Deed Book 5760, Page 02189.

Parcel Number: 06-00-00924-00-6.

Location of property: 518 Colonial Drive, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel P. Owad** at the suit of Nationstar Mortgage, LLC. Debt: \$148,819.63.

Marc S. Weisberg, Attorney.

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

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

14-02454

ALL THAT CERTAIN tract or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Salford Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan of survey made by Russell K. Long Estate, made by Urwiler and Walter, Inc., dated September 26, 1975, as follows, to wit:

BEGINNING at a point on the center line of Sumneytown Pike (33 feet wide) said point being at the distance of 70.00 feet, more or less, measured Northwestwardly along the center line of Sumneytown Pike from its point of intersection with the center line of Long Hill Road, said point of beginning also being a corner of lands now or formerly of Frank T. Groarke; thence extending along the last mentioned lands, South 44 degrees, 45 minutes, 59 seconds West

crossing the Southwesterly side of Sumneytown Pike crossing the East Bank Perkiomen Creek and crossing the Northeasterly side of Old Sumneytown Pike 683.88 feet; thence extending along the title line in the bed of Old Sumneytown Pike, the four following courses and distances: (1) South 67 degrees, 22 minutes, 44 seconds West, 313.43 feet to a point; (2) South 86 degrees, 18 minutes, 25 seconds West, 50.00 feet to a point; (3) North 70 degrees, 57 minutes, 15 seconds West, 149.48 feet to a point; and (4) North 57 degrees, 27 minutes, 40 seconds West, 248.31 feet to a point a corner of lands now or formerly of Frederick K. Eberhardt; thence extending along the last mentioned lands the two following courses and distances: (1) North 38 degrees, 58 minutes, 54 seconds East recrossing the Northeasterly side of Old Sumneytown Pike and crossing Vaughn Run 334.15 feet to an iron pin; and (2) North 34 degrees, 49 minutes, 02 seconds West, 237.04 feet to a point, a corner of land now or formerly of Frederick G. Volp; thence extending along the same, the two following courses and distances: (1) North 33 degrees, 31 minutes, 42 seconds East, 351.79 feet to an iron pin; and (2) North 46 degrees, 19 minutes, 12 seconds West, 609.67 feet to a point a corner of lands now or formerly of Arlington Supplee; thence extending along the same North 33 degrees, 39 minutes, 23 minutes, 23 seconds East, 174.39 feet, to an iron pin, a corner of lands now or formerly of Julian Gutt; thence extending along the same, the following courses and distances: (1) South 46 degrees, 17 minutes, 09 seconds East, 185.20 feet to an iron pin; and (2) North 33 degrees, 46 minutes, 35 seconds East recrossing the Southeasterly side of Sumneytown Pike 224.65 feet to a point on the center line of Sumneytown Pike; thence extending along the center line of same, South 46 degrees, 15 minutes, 00 seconds East, 1,367.42 feet to the first mentioned point and place of beginning. CONTAINING 22.958 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jamie R. Smith, Chad J. Smith and Rosalind Lange by Deed from Rosalind Lange dated May 29, 2009 and recorded August 21, 2009 in Deed Book 5741, Page 00686.

Parcel Number: 62-00-01004-00-5.

Location of property: 858 Old Sumneytown Pike, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jamie R. Smith, Chad J. Smith and Rosalind Lange** at the suit of Nationstar Mortgage, LLC. Debt: \$390,750.80.

Marc S. Weisberg, Attorney.

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

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

14-03195

ALL THAT CERTAIN unit in the property known, named and identified as Cynwyd Court Condominium, located in **Lower Merion Township**, Montgomery County Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 3/30/1984 and recorded on 4/5/1984 in Deed Book 4733, Page 291, and an amendment thereto dated March 8, 1985 and recorded July 29, 1985 in Deed Book 4773, Page 1352 and another amendment thereto dated July 22, 1985 and recorded January 21, 1986 in Deed Book 4790, Page 834, being and designated as Unit 2A, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .02997%.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Oshinsky, by Deed from Richard Cangelosi, dated 05/31/2006, recorded 09/08/2006 in Book 5615, Page 1986.

Parcel Number: 40-00-57152-06-6.

Location of property: 42 Conshohocken State Road, Unit 2A a/k/a 42 Conshohocken State Road Condominium 2-A, Bala Cynwyd, PA 19004-3328.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Oshinsky a/k/a Michael A. Oshinsky** at the suit of Caliber Home Loans, Inc. Debt: \$159,875.51.

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

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

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

14-03455

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

BEING Building 16, Lot #18.

TITLE TO SAID PREMISES IS VESTED IN Nicole M. Thomas and Jarrod D. Macklin by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes, dated February 26, 2004 and recorded October 5, 2004 in Deed Book 05527, Page 2651.

Parcel Number: 42-00-01101-17-1.

Location of property: 35 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicole M. Thomas and Jarrod D. Macklin** at the suit of U.S. Bank, National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC3 c/o Nationstar Mortgage, LLC. Debt: \$289,796.44.

Marc S. Weisberg, Attorney.

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

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

14-04510

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a certain plan thereof known as Final Plan of Lots for "Woodhull Garden Number 2, Section "C" made by Harris, Henry and Potter, Inc., Registered Engineer and Surveyors dated February 10, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Whitehall Drive (fifty feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Fitzwatertown Road (forty-six and fifty one-hundredths feet wide): (1) leaving Fitzwatertown Road on the arc of a circle curving to the left 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 on the Southwesterly side of Whitehall Drive; and (2) North forty-seven degrees, fifty-two minutes West along the Southwesterly side of Whitehall Drive three hundred ninety feet to the place of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Whitehall Drive eighty feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Whitehall Drive one hundred eighty-three feet.

UNDER AND SUBJECT to certain restrictions as now of record.

TITLE TO SAID PREMISES IS VESTED IN Frank C. Qualtieri and Mary K. Qualtieri by Deed from Robert C. Nankerville dated July 27, 2006 and recorded July 28, 2006 in Deed Book 05611, Page 0127.
Parcel Number: 59-00-18280-00-3.

Location of property: 3330 Whitehall Drive, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank C. Qualtieri and Mary K. Qualtieri** at the suit of Police and Fire Federal Credit Union. Debt: \$278,285.06.

Marc S. Weisberg, Attorney.

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

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

14-04801

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being known as Lot No. 3 on a plan made for Mansfield Homes, Inc., by George B. Mebus, Registered Professional Engineer, Glenside, PA, dated 5/11/1949, as follows, to wit:

BEGINNING at the Southernmost terminus of a radial round corner connecting the Northwesterly side of Vernon Road (40 feet wide) with the Southwesterly side of Melrose Avenue (40 feet wide); thence extending South 41 degrees, 22 minutes, 40 seconds West along the Northwesterly side of Vernon Road 91 feet to a point; thence extending North 48 degrees, 37 minutes, 20 seconds West crossing a right-of-way for drainage 126.81 feet to a point; thence extending North 41 degrees, 22 minutes, 40 seconds East, 101 feet to the Southwesterly side of Melrose Avenue; thence extending South 48 degrees, 37 minutes, 20 seconds East along the Southwesterly side of Melrose Avenue recrossing aforesaid right-of-way for drainage 116.81 feet to the Northernmost terminus of the aforesaid radial round corner; thence in a Southerly direction on the arc of a circle on a line curving to the right having a radius of 10 feet the arc distance of 15.71 feet to the Northwesterly side of Vernon Road the first mentioned point and place of beginning.

BEING the same premises which Wayne R. Trotman and Carol A. Trotman, his wife by Deed dated June 6, 2002 and recorded July 31, 2002 in Montgomery County in Deed Book 5418, Page 263 granted and conveyed unto Carol A. Trotman, in fee.

Parcel Number: 31-00-27334-00-4.

Location of property: 7508 Vernon Road, Elkins Park, PA 19027 a/k/a 7508 Vernon Road, Melrose Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carol G. Trotman** at the suit of Green Tree Servicing, LLC.
Debt: \$209,317.90.

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

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

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

14-04982

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Village of Cheltenham and **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and bounded and described in accordance with a survey and plan thereof made on the 23rd of January A.D. 1922, by Charles D. Conklin, Jr., Civil Engineer, as follows, to wit:

BEGINNING at the point of intersection of the Southwesterly side of Old Soldiers (or Martins Mill) Road with the Northwesterly side of Woodland Avenue; thence extending along the said side of Woodland Avenue South 65 degrees, West 185 feet, 4 inches to a point; thence North 17 degrees, 30 minutes West, 63 feet to a point a corner of lands now or late of Reuben H. Krewson; thence by the same North 67 degrees, 13 minutes East, 182 feet, 7 1/2 inches to a point on the said Southwesterly side of Old Soldiers Road; thence along the same South 19 degrees, 45 minutes East, 55 feet, 5 1/4 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Skabla and Veronica M. Skabla, his wife, by Deed from Edna L. McMullin, dated 01/22/1958, recorded 01/24/1958 in Book 2852, Page 455.

BY VIRTUE of the death of Joseph L. Skabla on 02/09/2007, Veronica M. Skabla became the sole owner of the premises as by the entireties.

THE SAID Veronica M. Skabla departed this life on 10/24/2012, and upon information and belief, her surviving heir(s) are John L. Skabla, Jr., Catherine Rodgers, and Jo-Ann Naimoli.

BY EXECUTED WAIVERS, John L. Skabla, Jr., Catherine Rodgers, and Jo-Ann Naimoli waived their right to be named as a defendant in the foreclosure action. Upon information and belief, Veronica M. Skabla's deceased heir(s) are Pattie McLeod and Susan Bonnie Frech. The said Pattie McLeod departed this life on 02/19/2004, and upon information and belief, her surviving heir(s) are Michael McLeod, and John McLeod. By executed waivers, Michael McLeod, and John McLeod waived their right to be named as a defendant in the foreclosure action. The said Susan Bonnie Frech departed this life on 02/05/2011, and upon information and belief, her surviving heir(s) are Patricia Ann Johnson, Jerry Daniel Skabla Frech, Frank R. Frech, Susan Marie Teresa Blevins, and Jason Louis Frech. By executed waivers, Patricia Ann Johnson, Jerry Daniel Skabla Frech, Frank R. Frech, Susan Marie Teresa Blevins, and Jason Louis Frech waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 31-00-21538-00-4.

Location of property: 118 Old Soldiers Road, Cheltenham, PA 19012-2128.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Veronica M. Skabla, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$74,420.67.

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.

14-05398

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

BEGINNING at a point, the Northeasterly corner of Lot No. 91 at a distance of 125.89 feet measured South 13 degrees, 12 minutes, 32 seconds East from a point, which point is measured North 76 degrees, 47 minutes, 28 seconds East, 35.45 feet, more or less, from a point, which point is measured South 13 degrees, 12 minutes, 32 seconds East, 595.00 feet, more or less, along the center line of Salem Road (50 feet wide) from a point, being the intersection of Salem Road and Concord Road (50 feet wide); thence from the point of beginning South 13 degrees, 12 minutes, 32 seconds East, 20.14 feet to a point (the breadth of Lot No. 91), a corner; thence along land of Lot No. 92 and through the party wall (the depth of Lot No. 91), the three following courses and distances: (1) South 76 degrees, 47 minutes, 28 seconds West, 5.00 feet to a point (the front of the unit); (2) South 76 degrees, 47 minutes, 28 seconds West, 47.87 feet to a point (the back of the unit); (3) South 76 degrees, 47 minutes, 28 seconds West, 17.00 feet to a point, a corner; thence extending North 12 minutes, 32 seconds West, 19.94 feet to a point (the breadth or back of the lot), a corner; thence along land of Lot No. 90 and through the party wall (the depth of the lot), the five following courses and distances: (1) North 76 degrees, 47 minutes, 28 seconds East, 25.00 feet to a point (the back of the unit); (2) North 76 degrees, 47 minutes, 28 seconds East, 0.15 feet to a point; (3) North 13 degrees, 12 minutes, 32 seconds West, 0.20 feet to a point; (4) North 76 degrees, 47 minutes, 28 seconds East, 34.27 feet to a point (the front of the unit); (5) North 76 degrees, 47 minutes, 28 seconds East, 10.45 feet to a point, and place of beginning.

BEING known as 22 Salem Road.

UNDER AND SUBJECT to Declaration of Covenants, Conditions, Easements and Restrictions as in Deed Book 3822, Page 502 and any Amendments thereto.

BEING the same premises which Todd Harris a/k/a Todd G. Harris, by Deed dated September 29, 2011 and recorded in the Montgomery County Recorder of Deeds Office on October 4, 2011 in Deed Book 5815, Page 922, granted and conveyed unto Edward R. Montero and Lori B. Montero, husband and wife.

Parcel Number: 48-00-01417-07-4.

Location of property: 22 Salem Road, Schwenksville, PA 19473.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward R. Montero and Lori B. Montero** at the suit of JP Morgan Chase Bank, National Association. Debt: \$177,883.52.

Bradley J. Osborne, Attorney.

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

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

14-05499

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan showing revision of Lots Number 6, 18 and part of 6 and 19 on a Plan of Juniper Park Development made for Maurice and Lillian Freed by George B. Mebus, Inc., Engineers, dated April 14, 1969 and revised May 7, 1969, as follows, to wit:

BEGINNING at a point on the center line of Ashbourne Road (50 feet wide) said point being at the distance of 412.65 feet measured North 46 degrees, 59 minutes, 40 seconds West along the center line of Ashbourne Road from its point of intersection with the Northwesterly side of Old York Road (80 feet wide); thence extending from said point of beginning South 43 degrees, 00 minutes, 20 seconds West crossing the Southwesterly side of Ashbourne Road 190.00 feet to a point; thence extending South 46 degrees, 59 minutes, 40 seconds East, 34.11 feet to a point; thence extending South 43 degrees, 00 minutes, 20 seconds West, 30.00 feet to a point; thence extending North 50 degrees, 33 minutes, 10 seconds West, 112.92 feet to a point; thence extending North 41 degrees, 55 minutes East recrossing the Southwesterly side of Ashbourne Road 227.68 feet to a point in the center line of Ashbourne Road (of irregular width); thence extending South 28 degrees, 38 minutes, 30 seconds East along the center line of Ashbourne (of irregular width) 2.02 feet to a point, an angle in the same; thence extending South 46 degrees, 59 minutes, 40 seconds East along the center line of Ashbourne Road (50 feet wide) 81.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 19,198 square feet.

BEING the same premises which Donald C. Marino and Vincenta A. Marino by Deed dated 5/30/1997 and recorded 6/17/1997 in Montgomery County in Deed Book 5188, Page 2048 granted and conveyed unto Eric Silverman and Patricia Silverman. Parcel Number: 31-00-01198-00-4.

Location of property: 1632 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Eric J. Silverman a/k/a Eric Silverman and Patricia J. Silverman a/k/a Patricia Silverman** at the suit of Bank of America, N.A. Debt: \$363,745.54.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-05583

ALL THAT CERTAIN unit in the property known, named and identified as "Sherwood Reserve, a flexible condominium", situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68, PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Certain Declaration of Condominium dated 05/01/2007 and recorded in Deed Book 5648, Page 561 and 1st Amendment to Declaration dated 4/30/2008 and recorded in Deed Book 5691, Page 913, being designated as Unit No. 44 and the plats and plans attached thereto and made a part thereof.

TOGETHER with all right, title and interest, being an undivided 4.347% interest, of, in and to the common elements, as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendment thereto.

AND the said grantor represents and warrants to the said grantee that the said grantor has complied with the Provisions of Section 3410 (b) of the said Uniform Condominium Act.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Sherwood Reserve, a flexible condominium and any Amendments to the said Declaration as the same may be made from time to time.

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, covenants and agrees to pay such charges for maintenance of, repairs to, replacement of and other expenses in connection with the common elements and any limited common elements appurtenant to said unit, as may be assessed against him, them or said unit, from time to time by the executive board of Sherwood Reserve Condominium Association in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the unit conveyed by this deed shall be subject to a lien for all amounts so assessed except in so far as Section 3407 (c) of said Uniform Condominium Act or the Declaration may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the unit hereby and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Kim J. Zachary, by Deed from Sherwood Reserve, Inc., PA Corporation, dated 06/25/2008, recorded 07/18/2008 in Book 5700, Page 2121.

Parcel Number: 49-00-10312-28-1.

Location of property: 514 Marian Court, Conshohocken, PA 19428-3719.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Kim J. Zachary 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. Debt: \$381,021.92.

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.

14-06045

ALL THAT CERTAIN lots or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, dated September 10, 1954 and revised July 8, 1955, August 8, 1955 and September 21, 1955 as follows, to wit:

BEGINNING at a point on the Southeastly side of Edgewood Avenue (50 feet wide) at the distance of 112.50 feet Northeastly from the intersection which the said side of Edgewood Avenue makes with the Northeastly side of Miriam Avenue (50 feet wide); thence along the said side of Edgewood Avenue, North 44 degrees, 0 minutes East, 37.50 feet

to a point; thence South 46 degrees, 0 minutes East, 101.18 feet to a point; thence South 43 degrees, 42 minutes West, 37.50 feet to a point; thence through a party wall of a semi-detached dwelling, North 46 degrees, 0 minutes West, 101.37 feet to a point on the aforementioned Southeasterly side of Edgewood Avenue and place of beginning.

BEING Lot No. 52-A on the aforementioned plan and also being part of Lot 5 and Lot No. 6, Block "V" on Plan of Rosalyn Heights.

BEING the same premises which Michael F. Mowrey by Deed dated November 2, 2004 and recorded December 28, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Book 05538, Page 0113, granted and conveyed unto Michael F. Mowrey and Susan T. Hunt, as Joint Tenants With the Right of Survivorship.

Parcel Number: 30-00-17264-00-4.

Location of property: 1571 Edgewood Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Susan T. Hunt and Michael F. Mowrey** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R10, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$126,063.56.

Andrew J. Marley, Attorney.

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

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

14-06540

ALL THOSE FIVE CERTAIN contiguous lots or piece of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA 04/09/1921 and recorded at Norristown, PA in Deed Book 830, Page 600, as follows:

BEGINNING at a point in the middle line of Olive Avenue (40 feet wide) at the distance of 386.12 feet Southwestwardly from the middle line of Oakdale Avenue (40 feet wide), containing together in front or breadth on the said middle line of Olive Avenue 100 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northwestwardly between parallel lines at right angles to the said middle line of Olive Avenue 140 feet.

BEING Lots Nos. 1441, 1442, 1443, 1444, and 1445 on the said plan.

BEING the same premises which Maura L. McCormick, by Deed dated December 16, 2008 and recorded in the Montgomery County Recorder of Deeds Office on January 5, 2009 in Deed Book 5718, Page 2233, granted and conveyed unto Kathleen Ray and Mark Stewart.

Parcel Number: 36-00-09448-00-2.

Location of property: 320 Olive Avenue, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kathleen Ray, Mark Stewart and United States of America** at the suit of JP Morgan Chase Bank, National Association. Debt: \$220,859.71.

Bradley J. Osborne, Attorney.

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

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

14-06974

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Perkiomen Crossing" made for Gida Inc., by Bursich Associates, Inc., Consulting Engineers, dated 10/30/1990 and last revised on 3/19/1997, recorded in Plan Book A-57, Pages 66 to 68, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ash Way (width not given) said point being a corner of Lot No. 229 on above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 229 North 82 degrees, 37 minutes, 02 seconds East, 110.00 feet to a point in line of open space; thence extending along said open space South 07 degrees, 22 minutes, 58 seconds East, 20.00 feet to a point a corner of Lot No. 227; thence extending along Lot No. 227 South 82 degrees, 37 minutes, 02 seconds West, 110.00 feet to a point on the Northeasterly side of Ash Way; thence extending along the Northeasterly side of Ash Way North 07 degrees, 22 minutes, 58 seconds West, 20.00 feet to a point a corner of Lot No. 229, being the first above mentioned point and place of beginning.

BEING Lot No. 228 on the above mentioned plan.

BEING the same premises which Amy A. Suter by Deed dated 03/25/2011 and recorded 03/30/2011 in Montgomery County Deed Book 5796, Page 1964, granted and conveyed unto Lukasz Nowakowski and Holly Nowakowski, husband and wife.

Parcel Number: 55-00-00006-04-7.

Location of property: 3427 Ash Way, Perkiomen Crossing, Perkiomenville, PA 18074.

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

Seized and taken in execution as the property of **Holly Nowakowski and Lukasz Nowakowski** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$192,875.07 (total amount of judgment).

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

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

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

14-07260

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan of property of Alvin H. Hill made for Frank M. Mastroangelo by Hopkins & Scott Registered Surveyors, Kimberton, Pennsylvania, on 10/7/1971, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Third Avenue (56 feet wide) which point is at the distance of 136.50 feet measured North 41 degrees, 10 minutes West from the point of intersection of the said Northeasterly side of Third Avenue and the Northwesterly side of Chestnut Street (56 feet wide); thence extending from said point of beginning along the said Northeasterly side of Third Avenue North 41 degrees, 10 minutes West, 35.50 feet to a point in line of land now or late of Mary E. Waters; thence extending along said land North 48 degrees, 50 minutes East, 120.50 feet to a point in line of land now or late of Roy C. Koch; thence extending along the same South 41 degrees, 10 minutes East, 35.50 feet to a point a corner of Lot #2 on said plan; thence extending along said Lot #2 South 48 degrees, 50 minutes West, 120.50 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kelly N. James by Deed from Montgomery County Housing Authority, dated July 16, 2003 and recorded August 20, 2003 in Deed Book 5469, Page 2104.

Parcel Number: 19-00-03936-00-5.

Location of property: 220 North Third Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kelly N. James** at the suit of EverBank. Debt: \$102,719.31.

Marc S. Weisberg, Attorney.

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

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

14-07649

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Master Plan of 'Summer Hill' made for Gambone Brothers Development Company by Bursich Associates Inc., Pottstown, PA dated 7/27/1998 and last revised 12/5/2000 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-59, Pages 435 and 436, as follows, to wit:

BEGINNING at a point on the Westerly side of Ashley Circle (no width given) a corner of Lot 127 on said plan; thence extending along said Ashley Circle the two following courses and distances, viz: (1) South 01 degrees, 31 minutes, 11 seconds East, 88.88 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 22.83 feet to a point on the Northerly side of Summer Hill Drive (50 feet wide); thence extending along said Summer Hill Drive on the arc of a circle curving to the left having a radius of 800.00 feet the arc distance of 155.08 feet to a point a corner of Lot 129 on said plan; thence extending along said Lot 129 and through the bed of a certain Drainage Easement A North 14 degrees, 00 minutes, 26 seconds West, 128.07 feet to a point a corner of Lot 127 on said plan; thence extending along said Lot 127 North 88 degrees, 28 minutes, 49 seconds East crossing said Drainage Easement A 174.96 feet to a point on the Westerly side of Ashley Circle, aforesaid; being the first mentioned point and place of beginning.

BEING Lot 128 on said plan.

UNDER AND SUBJECT to a Declaration of Summer Hill Planned Community recorded in Deed Book 5354-2380, in the County aforesaid, affecting the unit or lot described above.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth A. Bray, by Deed from Jamie T. Bray and Elizabeth A. Bray, dated 06/29/2012, recorded 06/29/2012 in Book 5839, Page 2662.

Parcel Number: 32-00-02526-12-4.

Location of property: 15 Ashley Circle, Gilbertsville, PA 19525-8877.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth A. Bray a/k/a Elizabeth A. Saragusa and Jamie T. Bray** at the suit of Santander Bank, N.A. Debt: \$338,893.38.

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.

14-07674

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania is bounded and described according to a plan thereof known as Lots Numbered 14 and 15 of Section One (1) Plan of Will Grove Manor, made by Weir and Thelma, Civil Engineers, May 29th, 1925, and recorded in the Office for the Recording of Deeds at Norristown in Deed Book No. 954, Page 508, as follows, to wit:

SITUATE on the Southwestly side of Crown Street (40 feet wide) on said plan at the distance of 365 feet Southeastwardly from the Southeastly side of Patterson Avenue (40 feet wide); thence extending along the side of Crown Street South 52 degrees, 10 minutes East, 50 feet to a point; thence extending Southwestwardly on a line at right angles to Crown Street and along the line dividing Lots Nos. 13 and 14, 115 feet to a point; thence on a line parallel to Crown Street North 52 degrees, 19 minutes West, 50 feet to a corner of Lot No. 16 and said plan; thence extending Northeastwardly along the dividing Lots No. 15 and 16 and partly through the center of a 14 foot wide driveway 115 feet to a point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Deborah A. Cramer, by Deed from Michael R. Cramer and Deborah A. Cramer, h/w, dated 06/07/2012, recorded 10/23/2012 in Book 5852, Page 1433.

Parcel Number: 59-00-03787-00-6.

Location of property: 424 Crown Street, Willow Grove, PA 19090-2612.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael R. Cramer and Deborah A. Cramer** at the suit of Branch Banking and Trust Company. Debt: \$182,886.37.

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.

14-07845

PREMISES A

ALL THAT CERTAIN unit, located in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being Unit No. 705 in the 191 Presidential Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Plan Book 1, Page 85, First Amendment to Declaration Plan as recorded in Deed Book 3897, Page 252, Second Amendment to Declaration Plan as recorded in Plan Book 7, Page 37.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for 191 Presidential Condominium, same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania as Deed Book 3873, Page 139, and as amended by Amendments as set forth in First Amendment as recorded in Deed Book 3885, Page 577, Second Amendment as recorded in Deed Book 3891, Page 131, Third Amendment as recorded in Deed Book 3897, Page 282, Fourth Amendment as recorded in Deed Book 3899, Page 258, Fifth Amendment as recorded in Deed Book 4492, Page 04 and all subsequent amendments thereto.

PREMISES B

ALL THAT CERTAIN unit, located in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being Parking Space No. 61 in the 191 Presidential Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Condominium Plan Book 1, Page 85, First Amendment to Declaration Plan as recorded in Deed Book 3897, Page 252, and as recorded in Condominium Plan Book 2, Page 30, Second Amendment to Declaration Plan as recorded in Condominium Plan Book 7, Page 37.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements assigned to said unit in the Declaration of Condominium in 191 Presidential Condominium, same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania as Deed Book 3873, Page 139, and as amended by Amendments as set forth in First Amendment as recorded in Deed Book 3885, Page 577, Second Amendment as recorded in Deed Book 3891, Page 131, Third Amendment as recorded in Deed Book 3897, Page 282, Fourth Amendment as recorded in Deed Book 3899, Page 258, Fifth Amendment as recorded in Deed Book 4492, Page 94 and any and all subsequent amendments thereto.

BEING the same premises which The Elain Gold Revocable Trust, a Private Trust Agreement & Amendments thereto with Arthur N. Gold and Elaine Gold as Co-Trustees by Indenture bearing date the 5th day of June, A.D. 2012 and recorded 7/24/2012 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 5842, Page 1490, granted and conveyed unto Russell D. Wiley, in fee.

Parcel Numbers: 40-00-47569-62-2 and 40-00-47571-60-2.

Location of property: 191 Presidential Boulevard, Unit R-705, Bala Cynwyd, PA 19004 and Parking Space 61.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Russell Wiley** at the suit of 191 Presidential Condominium Unit Owners Association. Debt: \$7,066.75.

Scott F. Waterman, 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.

14-07957

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

BEGINNING at a point in the center line of Clemens Road (thirty-three feet wide, to be widened to fifty feet in the future), said point being located eight hundred and twenty-five feet more or less Northeasterly from the intersection of the center line of said Clemens Road with the center line of Stahl Road, said point being also the intersection of the common property line of now/or late Wesley Bowman and herein described lands of Henry Ruth with the said center line of Clemens Road; thence along lands of now/or late Wesley Bowman, lands of now/or late William Wimer, lands of now/or late of William Wilson and lands of now/or late Ronald Hunsberger, North forty-three degrees, thirty-one minutes East, one thousand and twenty and twenty-two one-hundredths feet to an iron pin; thence along lands of now/or late

Marvin Anders, South forty-six degrees, fifty-one minutes East, two hundred and two and forty-three one-hundredths feet to an old concrete post; thence along lands of now/or late Joseph Gettler and Harvey Nyce, South forty-two degrees, forty-five minutes West, seven hundred and seventy-eight and sixty-four one-hundredths feet to a point in the center line of Clemens Road; thence along the same South eighty-four degrees, forty-five minutes West, three hundred and twenty-three and nine one-hundredths feet to the point and place of beginning.

CONTAINING 4.302 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Charles R. Coleman a/k/a Charles Robert Coleman and Anna A. Coleman by Deed from Henry L. Ruth and Stella Marie A. Ruth, dated October 20, 1965 and recorded October 21, 1965 in Deed Book 3402, Page 946.

Parcel Number: 50-00-00361-00-3.

Location of property: 231 Clemens Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles R. Coleman a/k/a Charles Robert Coleman and Anna A. Coleman** at the suit of Wells Fargo Bank, N.A. Debt: \$179,496.95.

Marc S. Weisberg, Attorney.

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

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

14-08149

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to 'Valley Brooke' Subdivision, as prepared by SWK Architects and Engineers, recorded in Montgomery County, Plan Book A-28, Page 62, as follows:

BEGINNING at a point of tangent on the Northwesterly side of Essex Circle (50 feet wide), which point is at the arc distance of 23.56 feet measured on the arc of a curve curving to the right having a radius of 15 feet from a point of curve on the Southwesterly side of Chelsea Drive (60 feet); thence extending from said point of beginning, South 20 degrees, 10 minutes, 00 seconds West, along the Northwesterly side of Essex Circle, 68.77 feet to point, a corner of Lot No. 26 as shown on said plan; thence extending North 69 degrees, 50 minutes, 00 seconds West, along line of Lot No. 26, 130 feet to a point, a corner; thence extending North 20 degrees, 10 minutes, 00 seconds East, 83.77 feet to a point, a corner on the Southwesterly side of Chelsea Drive aforesaid; thence extending South 69 degrees, 50 minutes, 00 seconds East, along said side of Chelsea Drive, 115 feet to a point of curve; thence leaving Chelsea Drive on the arc of a curve curving to the right having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Northwesterly side of Essex Circle, the first mentioned point and place of beginning.

BEING Lot No. 25 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Dionne Bonds, by Deed from Allen J. Essrig and Cynthia C. Essrig, dated 08/06/2011, recorded 10/27/2011 in Book 5817, Page 1541.

Parcel Number: 58-00-06683-11-7.

Location of property: 611 Essex Circle, King of Prussia, PA 19406-1968.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dionne Bonds** at the suit of Wells Fargo Bank, N.A. Debt: \$269,033.39.

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.

14-08164

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

BEGINNING on the East side of Vine Street, at a point of this and land of Gerald F. Emes; thence Southeastwardly through the division wall of a frame dwelling 140 feet to a 20 feet wide alley; thence Northeastwardly about 16 feet, 10 inches along said alley to property now or late of Sarah R. Pottelgher; thence Northwestwardly 140 feet to said Vine Street; thence Southwestwardly about 16 feet, 10 inches along said Vine Street to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tammy L. Hunsberger a/k/a Tammy L. Campli and Jonathan Campli a/k/a Jonathan R. Campli by Deed from Keith A. Rohrbach and Karen Rohrbach, dated September 12, 2003 and recorded December 17, 2003 in Deed Book 05486, Page 0847.

Parcel Number: 64-00-04978-00-7.

Location of property: 326 East Vine Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tammy L. Hunsberger a/k/a Tammy L. Campli and Jonathan Campli a/k/a Jonathan R. Campli** at the suit of Wells Fargo Bank, N.A. Debt: \$122,826.77.

Marc S. Weisberg, Attorney.

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

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

14-08178

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision prepared for "Hillside Investment, Inc., Section IV by Yerkes Associates, Inc., Consulting Engineers dated February 23, 1981 and recorded in the Office of the Recorder of Deeds in Plan Book A-45, Page 119A, as follows, to wit:

BEGINNING at a point on the Northwestern side of Yorktown South (50 feet wide) a corner of Lot No. 125; thence extending from said point and place of beginning along said lot passing through a partition wall North 10 degrees, 09 minutes West, 119.94 feet to a point, a corner of Lot No. 150; thence extending along said lot and also Lot No. 151, North 79 degrees, 51 minutes East, 62.00 feet to a point, a corner of Lot No. 72; thence extending along said lot South 06 degrees, 17 minutes West, 130.81 feet to a point on the Northeast side of Yorktown South; thence extending along said side thereof on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 25.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 124 on said plan.

BEING the same premises which Jo Ann Osik, by Deed dated June 26, 2009 and recorded in the Montgomery County Recorder of Deeds Office on June 30, 2009 in Deed Book 5735, Page 219, granted and conveyed unto Ryan T. Tschoepe and Kimberly Hufford.

Parcel Number: 63-00-09802-20-6.

Location of property: 2013 Yorktown South, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ryan T. Tschoepe and Kimberly Hufford a/k/a Kimberly Hudson** at the suit of Nationstar Mortgage, LLC. Debt: \$182,042.12.

Bradley J. Osborne, Attorney.

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

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

14-08380

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Stonegate, Section 4, prepared for Oxford Land Development LTD, by Chambers Associates, Inc., Consulting Engineers/Surveyors, dated 4/26/1995 and last revised 11/15/1995 and recorded in Plan Book A-56, Page 68, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Oxford Circle (54.00 feet wide) said point being a corner of Lot 79 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot 79, North 42 degrees, 07 minutes, 10 seconds West, 104.99 feet to a point in line of Open Space; thence extending along same North 47 degrees, 52 minutes, 50 seconds East, 25.00 feet to a point, a corner of Lot 77; thence extending along same South 42 degrees, 07 minutes, 10 seconds East, 104.87 feet to a point on the Northwestern side of Oxford Circle; thence extending along the Northwestern side of Oxford Circle on the arc of a circle curving to the right having a radius of 423.00 feet the arc distance of 25.01 feet to a point a corner of Lot 79, being the first mentioned point and place of beginning.

BEING known as Lot 78 as shown on the above mentioned plan.

VESTED BY Warranty Deed, dated 9/25/2006, given by Peter Lin to Suhun Lim and Bai Lee, as Tenants in Common and recorded 10/27/2006 in Book 5621, Page 02757 Instrument #2006134365.

Parcel Number: 56-00-06247-43-8.

Location of property: 1186 Oxford Circle, Lansdale, PA 19446-5241.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suhun Lim and Hyun Bai Lee** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but as Trustee of Arlp Trust 3. Debt: \$349,740.22.

Paul Cressman, Attorney. I.D. #318079

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

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

14-08383

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

BEGINNING at a point on the Southwest side of Freedley Street at the distance of 207.57 feet Northwest from the Northwest side of Pine Street; thence along said side of Freedley Street Northwest 14.98 feet to a point; and thence extending at right angles to said Freedley Street, passing for a part of the distance through the party wall erected between this house and the one on the adjoining lot, Southwest 126 feet to the Northeast side of Bailey Alley (20 feet wide); thence extending along the Northeast side of Bailey Alley, Southeastwardly 14.98 feet to a point; and thence extending at right angles to said Freedley Street, passing for a part of the distance through the party wall erected between this house and the one on the adjoining lot, Northeastwardly 126 feet to the Southwest side of Freedley Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francine Reynolds given by G. Jeffrey Werkiser and Frances W. Werkiser dated February 15, 1999, recorded March 3, 1999 Book/Page or Instrument #5261/2210.

Parcel Number: 13-00-12608-00-6.

Location of property: 212 West Freedley Street, Norristown, PA 19401-3410.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francine Reynolds** at the suit of Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-Wchl. Debt: \$153,556.19.

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

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

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

14-08718

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan of Aronimink, made by Fay Development Company made by Bursich Associates, dated March 4, 1988 last revised May 24, 1989 said plan recorded in Plan Book A-51, Page 74, as follows, to wit:

BEGINNING at a point on the Northerly side of Apache Lane, said point of beginning being measured the 3 following courses and distances from a point of curve on the Easterly side of Aronimink Drive: (1) leaving Aronimink Drive along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 38.85 feet to a point of reverse curve; (2) along the Northerly side of Apache Lane along the arc of a circle curving to the right having a radius of 342.21 feet the arc distance of 76.66 feet to a point of tangent; and (3) Eastwardly 10.78 feet to a point said point of beginning also being corner of Lot 3 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 3 North 03 degrees, 32 minutes, 43 seconds West, 102.60 feet to a point in line of open space "A" as shown on the above mentioned plan; thence extending along the same the 2 following courses and distances: (1) South 61 degrees, 47 minutes, 02 seconds East, 30.58 feet to a point; and (2) South 49 degrees, 44 minutes, 57 seconds East, 50.53 feet to a point on the Northwesterly side of a cul-de-sac (of irregular width) at the terminus of Apache Lane; thence extending Southwardly and Westwardly along the Northwesterly and Southerly sides of the aforementioned cul-de-sac and Apache Lane the 3 following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 60 feet the arc distance of 32.42 feet to a point of reverse curve; (2) along the arc of a circle curving to the right having a radius of 30 feet, the arc distance of 32.42 feet to a point of tangent; and (3) Westwardly 18.04 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,186 square feet.

BEING Lot 4 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kristen Von Trott a/k/a Kristen Von Trott Giangiulio and David Giangiulio by Deed from Linda B. Von Trott and Kristen Von Trott, dated July 1, 2011 and recorded July 1, 2011 in Deed Book 5805, Page 02399.

Parcel Number: 37-00-00067-43-6.

Location of property: 109 Apache Lane, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda B. Von Trott, Kristen Von Trott a/k/a Kristen Von Trott Giangiulio and David Giangiulio** at the suit of JP Morgan Chase Bank, National Association. Debt: \$211,509.40.

Marc S. Weisberg, Attorney.

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

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

14-08875

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3904 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to a "Situation Survey" of the 3900 Building of Walnut Ridge Estate, prepared by Ralph E. Shaner & Son Engineering Company, as endorsed hereon, as follows:

BEGINNING at a point, a corner on the party wall between this and Lot No. 3903, as shown on said plan, which point is measured the following courses and distance from a point formed by the intersection of "B" Drive with the centerline of Main Drive, as shown on said plan: (1) leaving said point of intersection and extending South 35 degrees, 46 minutes West, 90.92 feet to a point; and (2) South 54 degrees, 14 minutes East, 57.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 35 degrees, 46 minutes West from said point of beginning 18.00 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservation and exclusions as contained and set forth in a certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976 as recorded in the Office for the Recording of Deeds, aforesaid in Deed Book 4143, Page 209 etc., and any amendments to the said Declaration, as the same may be made from time to time.

BEING the same premises which Archana Bhambhani and Mohan Bhambhani, by Deed dated 6/13/2008 and recorded 6/26/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5697, Page 2578 granted and conveyed unto Daniel Rodriguez and Iliana Rodriguez, husband and wife, in fee.

Parcel Number: 42-00-05119-87-8.

Location of property: 3904 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Daniel Rodriguez and Iliana Rodriguez** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$151,684.10.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-08958

ALL THAT CERTAIN message and lot or piece of land, situate in the 9th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Glasgow Street 788 feet, 6 inches East from the Southeast corner of Glasgow Street and "O" Street; thence along said side of said street North 40 degrees, 24 minutes East, 60 feet to a point a corner of land now or late of Clyde Ludwig; thence along said land South 49 degrees, 36 minutes East passing through a party wall 140 feet to the North line of a 25 feet proposed alley also known as "P" Street; thence along the same South 40 degrees, 24 minutes West, 60 feet to a point a corner of land now or late of Howard Endy; thence along the same North 49 degrees, 36 minutes West, 140 feet to the Southeast side of said Glasgow Street the place of beginning.

BEING the same premises which Marlene F. Duchak, by Deed dated July 17, 2009 and recorded in the Montgomery County Recorder of Deeds Office on July 20, 2009 in Deed Book 5737, Page 1554, granted and conveyed unto Bradley Woodman and Ashley Woodman.

Parcel Number: 16-00-11264-00-6.

Location of property: 518 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bradley Woodman and Ashley Woodman** at the suit of Nationstar Mortgage, LLC. Debt: \$112,930.78.

Bradley J. Osborne, Attorney.

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

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

14-09248

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being designated as No. 635 Main Street, in **Red Hill Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, on August 31, 1946, as follows, to wit:

BEGINNING at a chisel cut in the West curb line of North Main Street (36 feet between curbs), said point being a corner of lands of Charles Moll; thence along the curb line South 19 degrees, 30 minutes East the distance of 29.75 feet to a cut in the curb; thence along other land now or late of Katie Rittenbender, et al., of which this was a part and through the partition wall of the double dwelling on this and adjoining lot South 70 degrees, 30 minutes West the distance of 184 feet to an iron pin in the East side of a 20 feet wide alley, known as Graber Alley; thence along the same North 19 degrees, 30 minutes West the distance of 29.75 feet to an iron pin, a corner; thence lands of Charles Moll North 70 degrees, 30 minutes East the distance of 184 feet to the place of beginning.

BEING the same premises which Abraham T. Reed, 3rd and Hye Suk Reed by Deed dated 6/9/2009 and recorded 8/7/2009 in Montgomery County in Deed Book 5739, Page 02154 granted and conveyed unto Joshua D. Keller and Carla M. Cox.

Parcel Number: 17-00-00712-00-9.

Location of property: 635 Main Street, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carla M. Cox and Joshua D. Keller** at the suit of JP Morgan Chase Bank, N.A. Debt: \$154,548.89.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-09774

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan of Estates at Chestnut Lane - North made by Charles E. Shoemaker, Inc., Engineers and Surveyor Abington, PA dated 2/5/2001 and last revised 8/1/2003 and recorded in the Office of the Recorder of Deeds in Norristown, PA in Plan Book 22, Page 465, as follows, to wit:

BEGINNING at a point on the Southwesterly legal right-of way of County Line Road (100 feet wide) a corner of Lot 25 on said plan; thence extending along said Lot 25 and through the bed of riparian corridor zones one and two and the Neshaminy Water Resources Authority easement the two following courses and distances, viz: (1) South 38 degrees, 52 minutes, 26 seconds West crossing the waters of the United States 228.47 feet to a point; and (2) South 76 degrees, 47 minutes, 00 seconds West crossing a 30 feet wide water and sewer easement and a 30 feet wide temporary construction easement 564.24 feet to a point a corner of land n/l Charles W. and Patricia K. Kohler, Jr.; thence extending along said land and through the Neshaminy Water Resources Authority easement the three following courses and distances, viz: (1) North 04 degrees, 32 minutes, 21 seconds West, 187.85 feet to a point; (2) North 52 degrees, 05 minutes, 52 seconds East, 191.21 feet to a point and; and (3) North 76 degrees, 47 minutes, 00 seconds East crossing the riparian corridor zone two 438.60 feet to a point on the Southwesterly legal right-of-way of County Line Road, aforesaid; thence extending along said County Line Road the three following courses and distances, viz: (1) South 51 degrees, 07 minutes, 34 seconds East, 52.56 feet to a point; (2) South 72 degrees, 55 minutes, 39 seconds East crossing the waters of the United States 13.46 feet to a point; and (3) South 51 degrees, 07 minutes, 34 seconds East, 97.50 feet to a point a corner of Lot 25 on said plan; being the first mentioned point and place of beginning.

BEING Lot 26 on said plan.

BEING the same premises which The Cutler Group, Inc. by Deed dated February 3, 2006 and recorded February 27, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Book 05591, Page 2021, granted and conveyed unto Beatrice L. Roberts, as Sole Owner.

Parcel Number: 36-00-03034-14-3.

Location of property: 4 Chestnut Lot Lane, Unit #26, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Beatrice L. Roberts** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc. Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$661,775.09.

M. Troy Freedman, Attorney.

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

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

14-09782

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "Perkiomen Woods" made by F.X. Ball Associates, Inc., Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated April 14, 1976 and last revised October 5, 1976, which plan is duly recorded at Norristown, in the Office for the Recording of Deeds, etc., in and for said County in Plan Book A-27, Page 45, as follows:

BEGINNING at a point on the Southeasterly side of Sycamore Court (of variable width) which point is measured the six following courses and distances from a point formed by the intersection of the extended center line of Sycamore Court with the center line of Pametto Drive (25 feet wide, as shown on said plan): (1) from said point of intersection North 49 degrees, 44 minutes, 07 seconds East, 46.76 feet to an angle point; (2) North 73 degrees, 31 minutes, 31 seconds East, 162.14 feet (as shown on said plan) to an angle point; (3) North 85 degrees, 49 minutes, 09 seconds East, 153.50 feet to a point; (4) South 04 degrees, 10 minutes, 51 seconds East, 108.50 feet to a point; (5) North 64 degrees, 01 minutes, 38 seconds East, 145 feet, more or less to the extended Northeasterly side of Lot No. 139; and (6) along the same, South 25 degrees, 58 minutes, 22 seconds East, 31 feet to the point and place of beginning; thence extending from said beginning point, along the Southeasterly side of Sycamore Court North 64 degrees, 01 minutes, 38 seconds East, 31 feet to a point; thence extending South 25 degrees, 58 minutes 22, seconds East, 90 feet to a point; thence extending South 46 degrees, 08 minutes, 55 second West, 32.57 feet to a point, a corner of Lot No. 139 as shown on said plan; thence extending along Lot No. 139, North 25 degrees, 58 minutes, 22 seconds West passing partly through the party wall between these premises adjoining to the Southwest 100 feet to the first mentioned point and place of beginning.

BEING Lot Number 140 as shown on said plan.

BEING the same premises which David L. Liebrock and E. Lynne Liebrock, his wife, by Indenture dated 07-01-83 and recorded 07-05-83 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4711, Page 807, granted and conveyed unto John Stewart and Jane P. Stewart, his wife, as Tenants by the Entireties.

AND THE SAID John Stewart departed this life on 6/22/1997, whereby title vested in Jane P. Stewart by operation of law.

Parcel Number: 61-00-04934-17-1.

Location of property: 134 Sycamore Court, Collegeville, PA 19426.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lisa A. O'Brien and William G. Leiby** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-21CB, Mortgage Pass-Through Certificates, Series 2006-21CB. Debt: \$164,735.61.

M. Troy Freedman, Attorney.

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

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

14-09819

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania bounded and described according to the 'Undercoffler Subdivision' made by Bruce T. Rader, P.E., Fleetwood, PA dated 6/4/2001 last revised 7/16/2001 and recorded in Montgomery County in Plan Book A-60, Page 129, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cherry Street (24 feet wide) said point being a corner of Lot No. 2 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly side of Cherry Street North twenty-three degrees, twenty-two minutes, eleven seconds West, fifty and nineteen one-hundredths feet to a point a corner of lands now or late of Gordon H. Bayer, Inc.; thence extending along the same North sixty-nine degrees, fifty-two minutes, fifty-five seconds East, one hundred thirty-seven and sixty-one one-hundredths feet to a point a corner of lands now or late of James H. Meitzler, Jr. and Laura Jo Meitzler; thence extending along the same North seventy-four degrees, eight minutes, one second East, twenty-three and forty one-hundredths feet to a point a corner of lands now or late of Rose Marie Freed; thence extending along the same South nineteen degrees, thirteen minutes, thirty-one seconds East, forty-seven and eighty-six one-hundredths feet to a point a corner of Lot No. 2 as shown on the above mentioned plan; thence extending along the same South sixty-nine degrees, forty-one minutes, thirty-eight seconds West, one hundred fifty-seven and thirty-five one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 7914 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN Melanie J. Kulp and Christopher L. Kulp, w/h, by Deed from Melanie J. Kulp and Christopher L. Kulp, h/w, dated 12/29/2005, recorded 01/13/2006 in Book 5586, Page 2840.

Parcel Number: 15-00-00172-00-2.

Location of property: 162 Cherry Street, Pennsburg, PA 18073-1384.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher L. Kulp and Melanie Kulp f/k/a Melanie J. Harner a/k/a Melanie J. Kulp** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$166,962.45.

Paul Cressman, Attorney. I.D. #318079

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

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

14-10165

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of PA, bounded and described according to 'Grasshopper Knoll' Plan of Subdivision, prepared for H. & L. Development Company, by Urwiler and Walter, Inc., dated 6/13/1984, last revised 10/30/1984, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, PA in Plan Book A-46, Page 67, as follows:

BEGINNING at a point on the Westerly side of Beaumont Place (50 feet wide) at a corner of Lot No. 5, as shown on said plan and which point is measured the five following courses and distances from a point of curve on the Northwesterly side of Beaumont Place (50 feet wide), viz: (1) leaving the said Northwesterly side of Beaumont Place on the arc of a curve, curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Beaumont Place, aforesaid; (2) thence extending North 45 degrees, 9 minutes, 0 seconds West, along the said Southwesterly side of Beaumont Place, the distance of 127.93 feet to a point of curve on the same; (3) thence extending in a Northwesterly to Westwardly direction along the Southwesterly and Southerly sides of Beaumont Place, aforesaid on the arc of a curve, curving to the left, having a radius of 125 feet, the arc distance of 120.17 feet to a point of tangent on the said Southerly side of Beaumont Place; (4) thence extending South 79 degrees, 46 minutes, 4 seconds West along the said Southerly side of Beaumont Place, the distance of 58.70 feet to a point of curve on the same; and (5) thence extending in a Westwardly to Northwardly direction along the Southerly and Westerly sides of Beaumont Place, aforesaid on the arc of a curve curving to the right, having a radius of 175 feet, the arc distance of 334.74 feet to the point of beginning; thence extending from said point of beginning, and along Lot Number 5, aforesaid the two following courses and distances, viz: (1) extending North 83 degrees, 58 minutes, 34 seconds West, the distance of 126.85 feet to a point, the corner; and (2) thence extending South 40 degrees, 45 minutes West, the distance of 201.59 feet to a point, a corner in line of lands now or late of Baker, as shown on said plan; thence extending North 49 degrees, 15 minutes, 0 seconds West, partly along said lands of Baker and now also along lands now or late of Dixon, as shown on said plan, the distance of 190.26 feet to a point on the Southeasterly side of Route 202 (L.R. 178) (80 feet wide); thence extending along the said Southeasterly side of Route 202, the three following courses and distances, viz: (1) extending North 42 degrees, 25 minutes, 0 seconds East, the distance of 83.58 feet to a point of curve; (2) thence extending Northeastwardly on the arc of a curve, curving to the right, having a radius of 460 feet, the arc distance of 92.33 feet to a point of tangent; and (3) thence extending North 53 degrees, 55 minutes, 0 seconds East, the distance of 79.17 feet to a point, a corner of Lot No. 7, as shown on said plan; thence extending along Lot No. 7, the two following courses and distances, viz: (1) extending South 36 degrees, 5 minutes, 0 seconds East, the distance of 143.43 feet to a point, a corner; and (2) thence extending South 83 degrees, 58 minutes, 34 seconds East, the distance of 135 feet to a point on the said Westerly side of Beaumont Place; thence extending Southwardly along the said Westerly side of Beaumont Place, on the arc of a curve, curving to the left, having a radius of 175 feet, the arc distance of 25.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Claude E. DeCoursey and Cynthia A. DeCoursey, h/w, by Deed from R. Scott Latimer and Patricia F. Latimer, h/w, dated 12/16/1998, recorded 02/10/1999 in Book 5259, Page 496, rerecorded 05/12/2000 in Book 5316, Page 1850.

The said Claude E. DeCoursey died on 6/13/11, vesting sole ownership in Cynthia A. DeCoursey as Surviving Tenant by the Entirety.

Parcel Number: 39-00-00149-10-9.

Location of property: 124 Beaumont Place, Lower Gwynedd, PA 19002-1911.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia A. DeCoursey** at the suit of First Niagara Bank, N.A. s/b/m to Harleysville National Bank and Trust Company. Debt: \$72,642.25.

Michael Dingerdisen, Attorney. I.D. #317124

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

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

14-10352

ALL THAT CERTAIN unit designated at Unit No. D-9, in the Oaks Building, being a Unit in "Spring Mountain Summit" a condominium, located on Walnut Street and Centennial Street, in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit" under the Unit Property Act, dated 2/22/1980, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4503, Page 443 &c., and an Amendment thereto dated 2/26/1981 and recorded 3/24/1981 in Deed Book 4612, Page 99 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 1.029096 undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit."

BEING unit D-9, Oaks Building, Spring Mountain Summit Condominium.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements and covenants as contained in the above Declaration of Condominium of "Spring Mountain Summit" and the Declaration Plan of "Spring Mountain Summit" as well as the "Code of Regulations of Spring Mountain Summit" dated 2/22/1980 and recorded in the aforesaid Recorder of Deeds Office, in Deed Book 4503, Page 480 &c.

ALSO UNDER AND SUBJECT, in all respects to a certain Declaration of Easements, Covenants and Restrictions, dated 2/22/1980, recorded as aforesaid, in Deed Book 4503, Page 437 &c.

WHEREAS the above mentioned Declaration of Condominium has since been amended by an Amended Declaration dated 2/26/1981 and recorded 3/24/1981 in Deed Book 4612, Page 99.

UNDER AND SUBJECT to Restrictions of Record.

TITLE TO SAID PREMISES IS VESTED IN Diane Del Duca, Deceased Borrower and Real Owner by Deed from Diane Stallman n/k/a Diane Del Duca, dated August 25, 1998 and recorded September 22, 1998 in Deed Book 5241, Page 0247. The said Diane Del Duca died on May 15, 2013 thereby vesting title in Unknown Surviving Heirs.

Parcel Number: 20-00-00059-38-9.

Location of property: 2521 Forest Lane, Condominium D-9, Schwenksville, PA 19473.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Diane Del Duca, Deceased Borrower and Real Owner** at the suit of OneWest Bank, N.A. Debt: \$75,058.15.

Marc S. Weisberg, Attorney.

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

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

14-10443

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hathor Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on 11/11/1948, as follows, to wit:

SITUATE on the Southeastly side of Jacksonville Road (50 feet wide) at the distance of 377.32 feet Northeastwardly from the Northeastly side of Corinthian Avenue (50 feet wide).

CONTAINING in front or breadth on the said Jacksonville Road 17.59 feet and extending of that width in length or breadth Southeastwardly between parallel lines at right angles to the said Jacksonville Road crossing the bed of a certain 15 feet wide driveway which extends Northeastwardly into Terrace Road (50 feet wide) 150 feet Northeastly and Southwestly lines thereof partly passing through the center of the party walls between the premises and the premises adjoining on the Northeast and Southwest respectively.

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

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

BEING Lot No. 21 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William R. Ballerino and Eleanor A. Ballerino by Deed from John E. Wright and Carolyn M. Wright, husband and wife, and Joseph M. Pilla and Gertreda Pilla, husband and wife, and Clara Pilla, widow, dated November 20, 1995 and recorded November 27, 1995 in Deed Book 5132, Page 1259.

Parcel Number: 08-00-02443-00-6.

Location of property: 474 Jacksonville Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William R. Ballerino and Eleanor A. Ballerino** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1. Debt: \$208,420.20.

Christine L. Graham, Attorney.

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

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

14-10558

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements therein erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot Nos. 389-A and 389-B on the Title Plan of Birchwood Home Owners Association, Inc., made for County Builders, Inc. by Hopkins & Scott, Inc., Registered Surveyors dated 08/08/1974 and revised 08/23/1974 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.

VESTED BY DEED, dated 05/09/2008, given by Anthony Rossi, as sole owner to James C. McDonald and Nicole J. Lutz and recorded 6/3/2008 in Book 5694, Page 1478.

Parcel Number: 48-00-00223-87-2.

Location of property: 389 Bridge Street, Collegeville, PA 19426-3508.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James C. McDonald and Nicole J. Lutz** 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: \$206,995.52.

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.

14-10737

ALL THAT CERTAIN Southerly half of a double brick message, tenement and lot or piece of land, situate in the Third (formerly Ninth) Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, designated as No. 268 North York Street, bounded and described in accordance with a situation survey as made by Ralph E. Shaner & Son Engineering Company, as of November 4, 1968, as follows, to wit:

BEGINNING at a corner of lands of Joseph Kinzer (No. 270 North York Street) said corner being on the Easterly property line of North York Street (48 feet, 6 inches wide) and distant along the same from a point marking the Southeasterly property line intersection of aforesaid North York Street and East Third Street (50 feet wide) South 34 degrees, 68 minutes West, 118 feet, 9 inches; thence from said point of beginning by a course passing through the middle of a joint party wall of a double dwelling or South 54 degrees, 18 minutes East, 143 feet, 6 inches to a corner on the Westerly side of McClellan Street (alley); thence along said alley South 36 degrees, 14 minutes West, 30 feet, 9 inches to a corner land of William J. Mort (No. 264 North York Street); thence along said lands on a course passing through a joint party wall of a concrete block garage of North 54 degrees, 47 minutes West, 142 feet, 10 inches, a corner of the aforesaid side of North York Street; thence along the same North 38 degrees, 58 minutes East, 32.00 feet to a corner and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anna-Marie Karlsen a/k/a Anna-Marie M. Karlsen by Deed from Thomas P. Kaas and Teresa J. Alba-Kaas, dated March 28, 2002 and recorded April 2, 2002 in Deed Book 5401, Page 1840.

Parcel Number: 16-00-33672-00-8.

Location of property: 268 North York Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anna-Marie Karlsen a/k/a Anna-Marie M. Karlsen** at the suit of HSBC Bank USA, N.A. Debt: \$137,195.26.

Jennifer L. Wunder, Attorney.

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

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

14-10743

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Part Number Three, "Oak Terrace West" prepared for the Seltzer Organization, Inc. by C. Raymond Weir Associates, Inc. Civil Engineers and Surveyors, dated July 25, 1973 and last revised January 31, 1975 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-24, Page 76, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fiedler Road (50 feet wide) said point being at the distance of 720.29 feet measured South 61 degrees, 22 minutes West along the said side of North Fiedler Road from a point of tangent on same, said point of tangent being at the arc distance of 22.14 feet measure on the arc of a curve curving to the right having a radius of 15.00 feet from a point of curve on the Southwesterly side of Stout Road (50 feet wide); thence extending from said point of beginning, along the said Northwesterly side of North Fielder Road, the three following courses and distances, viz: (1) extending South 61 degrees, 22 minutes West the distance of 6.00 feet to a point of curve; (2) thence extending on the arc of a curve curving to the right having a radius of 100.00 feet the arc distance of 62.82 feet to a point of reverse curve; and (3) thence extending on the arc of a circle curving to the left having a radius of 140.00 feet the arc distance of 74.63 feet to a point, a corner of Lot Number 1501, as shown on said plan; thence extending North 23 degrees, 11 minutes West along Lot Number 1501, the distance of 153.10 feet to a point, a corner in line of lands now or later of Herman Hassinger, as shown on said plan; thence extending North 62 degrees, 39 minutes, 48 seconds East along said lands the distance of 119.23 feet to a point, a corner of Lot Number 1509, as shown on said plan; thence extending South 28 degrees, 38 minutes East along Lot Number 1509, the distance of 194.89 feet to a point on the said Northwesterly side of North Fiedler Road, being the first mentioned point and place of the beginning.

BEING Lot Number 1505 as shown on the above mentioned plan.

BEING the same premises which James V. Mackell, Jr. and Virginia Z. Mackell, husband and wife, by Deed dated April 21, 2006 and recorded June 13, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5604, Page 670, conveyed unto James V. Mackell, Jr., in fee.

Parcel Number: 54-00-06228-06-3.

Location of property: 1505 North Fiedler Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James V. Mackell, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee, et al. Debt: \$562,261.90.

Stephen Hladik, Attorney.

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

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

14-11666

ALL THAT CERTAIN frame dwelling, being the Northeasterly side of a double dwelling and the lot or piece of land thereon to belonging, situate on State Road in the Village of Linfield, **Limerick Township**, County of Montgomery and State of Pennsylvania.

BOUNDED AND DESCRIBED AS FOLLOWS, TO VIZ: Beginning at a point in the said State Road directly in line with the center line of the middle or party wall dividing the two houses; thence from said place of beginning by the line running along on the center line of the middle or party wall of said houses and by lands to be conveyed to Dorothy B. Shupe North fifty-three degrees, fifty-five minutes West, one-hundred seventy-eight and one-half feet to a stake in a line of land now or late of Julia A. Koons; thence by the same North thirty-seven degrees, twenty minutes East, twenty-nine feet, one inch to a post a corner of lands of the reformed church; thence by the same South fifty-three degrees, fifty-five minutes East, one hundred seventy-eight and one-half feet to a point in the State Road; thence on the State Road South thirty-seven degrees, twenty minutes West, twenty-nine feet, one inch to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas R. Gondek, by Deed from Brenda C. Seeley and Thomas R. Gondek, dated 06/29/1994, recorded 09/14/1994 in Book 5090, Page 2489.

Parcel Number: 37-00-02845-00-7; Map #37022 016.

Location of property: 1196 Main Street, Linfield, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas R. Gondek** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$133,419.43 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.

14-11672

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, dated July 6th, 1951, as follows, to wit:

BEGINNING at a pin in the center line of a public road leading from State Highway Route 113 to Salford Church (thirty-three feet wide), a corner of this and of Robert Y. Ziegler, et ux.; thence along said Ziegler's land, South forty-two degrees, West two hundred feet to an iron pin, a corner of land of Harvey L. Clemmer, of which this was a part; thence along the same, North forty-eight degrees, twenty-five minutes West, one hundred feet to an iron pin, a corner; thence still along said Clemmer's land, North forty-two degrees, East two hundred feet to a pin in the center line of the highway aforesaid; thence in and through the center line of said highway, South forty-eight degrees, twenty-five minutes East, one hundred feet to the place of beginning.

BEING the same premises which Homer Y. Ziegler and Sophie P. Ziegler, his wife and Paul Y. Ziegler and Sarah K. Ziegler, his wife by Indenture bearing date the 3rd day of October A.D., 1966 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 4th day of October A.D., 1966 in Deed Book No. 3446, Page 94 etc., granted and conveyed unto Jay M. Bartleson and Deanna Bartleson, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Christopher Cole and Jessica L. Cole, h/w, by Deed from Deanna Bartleson, dated 02/20/1998, recorded 02/25/1998 in Book 5217, Page 603.

Parcel Number: 50-00-03004-00-6. Tax ID #50006C012.

Location of property: 538 Oak Drive, Lower Salford, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Cole and Jessica L. Cole** at the suit of Federal National Mortgage Association (Fannie Mae"). Debt: \$70,236.69 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-11694

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania known and designated as Lot Number 116 on amended Plan of "Huntingdon Dales, Section #3", made by Charles E. Shoemaker, Registered Professional Engineers, dated November 18, 1955 and recorded in the Office of the Recording of Deeds, etc., at Norristown an Plan Book A-2, Page 112 and being bounded and described in accordance with said plan, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Backboard Road (50 feet wide) said point being two courses and distances measured along the said side of Backboard Road from a point of curve on the Southeasterly side of Cowbell Road (50 feet wide), as follows, to wit: (1) on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 31.55 feet to a point of tangent; and (2) South 49 degrees, 24 minutes, 25 seconds East, 135.73 feet to the beginning point; thence extending along the Lot Number 117 North 40 degrees, 35 minutes, 35 seconds East, 137 feet to a point, a corner of Lot Number 103; thence extending along said lot South 49 degrees, 24 minutes, 25 seconds East, 66 feet to a point, a corner Lot Number 115; thence extending along said lot South 40 degrees, 35 minutes, 35 seconds West, 137 feet to a point on the Northeasterly side of Backboard Road, aforesaid; thence extending along said side of Backboard Road, North 49 degrees, 24 minutes, 25 seconds West, 66 feet to the first mentioned point and place of beginning.

BEING Lot No. 116 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Yolanda Mierzejewski and Alfred M. Mierzejewski, Dominika I. Mierzejewski, Danielle C. Mierzejewski, All Unknown Heirs of Yolanda Mierzejewski by Deed from Jeffrey M. Cahill and Susan Cahill, husband and wife, dated November 10, 2003 and recorded December 12, 2003 in Deed Book 5486, Page 2245. The said Yolanda Mierzejewski died on August 15, 2011 thereby vesting title in Alfred M. Mierzejewski, Dominika I. Mierzejewski, Danielle C. Mierzejewski, All Unknown Heirs of Yolanda Mierzejewski.

Parcel Number: 59-00-01732-00-9.

Location of property: 242 Buckboard Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Danielle C. Mierzejewski, Known Surviving Heir of Yolanda Mierzejewski, Deceased Mortgagor and Real Owner, Alfred M. Mierzejewski, Known Surviving Heir of Yolanda Mierzejewski, Deceased Mortgagor and Real Owner, Dominika I. Mierzejewski, Known Surviving Heir of Yolanda Mierzejewski, Deceased Mortgagor and Real Owner and All Unknown Heirs of Yolanda Mierzejewski, Deceased Mortgagor and Real Owner** at the suit of Green Tree Servicing, LLC. Debt: \$281,548.53.

Marc S. Weisberg, Attorney.

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

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

14-16825

ALL THAT CERTAIN message and lot, piece or parcel of land, situate and known as #119 King Street, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by George F. Shaner, July 8, 1948, as follows, to wit:

BEGINNING at a point on the North side of King Street, a corner of lands about to be conveyed to H. Roy Dannehower and wife, said point being distant 186 feet, 10 3/4 inches East from York Street; thence along said Dannehower's land, North 15 degrees, 30 minutes East, 150 feet, 4 3/4 inches; thence South 74 degrees, 45 minutes East, 13 feet, 6 inches to land about to be conveyed by Marian Fridy et al. to Lester H. Stetler and wife; thence South 15 degrees, 30 minutes West, 150 feet, 4 7/8 inches to the North side of King Street; thence North 74 degrees, 45 minutes West, 13 feet, 6 inches to the point or place of beginning.

BEING the same premises which Tere L. Gadsden, by Deed dated September 11, 2008 and recorded in the Montgomery County Recorder of Deeds Office on October 2, 2008 in Deed Book 5709, Page 1461, granted and conveyed unto Matthew Wheeler.

Parcel Number: 16-00-17692-00-4.

Location of property: 119 King Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Matthew Wheeler** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$159,531.61.

Bradley J. Osborne, Attorney.

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

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

14-16946

ALL THAT CERTAIN unit in the property known, named and Identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 202, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

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

TITLE TO SAID PREMISES IS VESTED IN Ellen B. Frank by Deed from Fazio Properties Rittenhouse Club, LLC dated April 25, 2007 and recorded April 26, 2007 in Deed Book 5644, Page 02607.

Parcel Number: 13-00-32952-16-3.

Location of property: 770 Sandy Street #206, f/k/a 206 Rittenhouse Court #206, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ellen B. Frank** at the suit of Bank of America, N.A. Debt: \$270,496.20.

Marc S. Weisberg, Attorney.

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

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

14-17122

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a plan and survey thereof made by William T. Muldrew, Civil Engineer Jenkintown, PA, dated March 18, 1924, revised on April 2, 1924 and approved by the Commissioners of the Township of Abington on April 10, 1924, as follows:

BEGINNING at a point on the Northwestern side of Edgehill Road (38 feet wide), which point is measured along the Northwestern side of Edgehill Road on the arc of a circle bearing to the right having a radius of 376.08 feet, the arc distance of 13.33 feet from another point, a stone set in the Northwestern side of said road which last mentioned point is measured still along the Northwestern side of Edgehill Road, South 66 degrees, 7 minutes, 20 seconds West, 198.73 feet from another point in the Northwestern side of said road, which last mentioned point is measured along the Western side of Edgehill Road on the arc of a circle bearing to the right having a radius of 10 feet, the arc distance of 19.08 feet from a point on the Southwestern side of Susquehanna Road; thence extending from the first mentioned point and place of beginning along the Northwestern side of Edgehill Road on the arc of circle bearing to the right having a radius of 376.08 feet, the arc distance of 66.77 feet to a point on the Northwestern side of said road; thence leaving Edgehill Road and extending along line of land now or late of Clark M. Hill North 9 degrees, 7 minutes West, 174.61 feet to a point, a corner of this and land now or late of Clark M. Hill; thence extending still along line of land now or late of Clark M. Hill, North 80 degrees, 53 minutes East, 25.64 feet to a point, another corner of this and land now or late of Clark M. Hill; thence extending along line of other land now or late of Clark M. Hill South 5 degrees, 40 minutes, 40 seconds East, 10 feet to a point in line of lands now or late of Clark M. Hill; thence extending still along line or land now or late of Clark M. Hill, South 23 degrees, 52 minutes, 40 seconds East, 161.07 feet to a point in the Northwestern side of Edgehill Road, being the first mentioned point and place of beginning.

BEING Lots Nos. 42 and 43 on Plan of Lots made for Clark M. Hill on March 18, 1924 by William T. Muldrew, Civil Engineer, Jenkintown, PA, revised on April 2, 1924 and approved by the Commissioners of the Township of Abington on April 10, 1924.

BEING the same premises which Martin E. Wasser and Janet L. Wasser, husband and wife by Deed dated November 15, 1996 and recorded December 9, 1996 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5170, Page 0383, granted and conveyed unto Barry D. Whitney and Kim Whitney husband and wife as Tenants by the Entirety.

Parcel Number: 30-00-15552-00-6.

Location of property: 1082 Edge Hill Road, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Barry D. Whitney and Kim Whitney** at the suit of U.S. Bank National Association, as Trustee, for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-RP1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$99,372.72.

Andrew J. Marley, Attorney.

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

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

14-17136

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 Western 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 Southwesterly 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 Southwesterly 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.

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 Mortgagor 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.

14-17199

ALL THAT CERTAIN brick message and lot or land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania known and designated as 650 Stanbridge Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeastern side of Stanbridge Street at the distance of 456.33 feet Northeastwardly from the Northeastern side of Marshall Street, a corner in line of land between this property and premises now or late of Mary Armstrong; thence by said Armstrong's land, Southeastwardly at right angles to Stanbridge Street, passing through the middle of the partition wall between said Armstrong's House and the house now conveyed 191.00 feet, more or less to the Northeastern side of Bodey Alley; thence along said side of said alley, Northeastwardly 22.33 feet to a point; thence of land now or late of Flora K. Trumbauer; thence Northwestwardly parallel with the first course and along said Trumbauer's land 191.00 feet, more or less to the Southeastern side of Stanbridge Street aforesaid; thence along said side of Stanbridge Street, Southeastwardly 22.33 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sherry Y. Cross and Frank M. Montique by Deed from Robert S. Lee and April M. Robinson dated March 28, 2006 and recorded April 18, 2006 in Deed Book 5597, Page 1634.

Parcel Number: 13-00-34716-00-2.

Location of property: 650 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sherry Y. Cross and Frank M. Montique** at the suit of Nationstar Mortgage, LLC. Debt: \$168,908.03.

Marc S. Weisberg, Attorney.

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

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

14-17447

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor on June 5, 1941, as follows, to wit:

BEGINNING at a point on the Northwestwardly side of Swede Street (66 feet wide) which point is measured South 18 degrees, 31 minutes West, 226.55 feet Southwestwardly from the point of intersection of the Northwestly side of Swede Street and the Southeastly side of Markley Street (66 feet wide) (both lines extended); thence extending South 18 degrees, 31 minutes West (along the Northwestly side of Swede Street) 20 feet to a point; thence extending North 71 degrees, 29 minutes West (along the line of land now or late of Charles Blotner) 128.35 feet to a point on the Southeastly side of Markley Street; thence extending North 46 degrees, East (along the Southeastly side of Markley Street) 22.55 feet to a point; thence extending South 71 degrees, 29 minutes East (partly along the center line of a stone party wall erected between these premises and the premises adjoining to the Northeast) 117.95 feet to a point on the Northwestly side of Swede Street the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph O'Brien, by Deed from George H. Stayton, III, dated 01/09/2004, recorded 01/29/2004 in Book 5492, Page 1845.

Parcel Number: 13-00-36728-00-6.

Location of property: 1253 Swede Street, Norristown, PA 19401-3255.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph O'Brien a/k/a Joseph O'Brien** at the suit of HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2005-AP2. Debt: \$62,455.23.

Michael Dingerdissen, Attorney. I.D. #317124

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

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

14-17646

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a plan made by Damon and Foster, Civil Engineers, dated 9/23/1957, revised 1/6/1958 and known as Plymouth Meeting Park, Section No. 5, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kings Road (50 feet wide), said point being the 2 following courses and distances from a point of curve on the Northerly side of Blue Ridge Road (50 feet wide): (1) leaving Blue Ridge Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 41.37 feet to a point of compound curve on the Easterly side of Kings Road; and (2) Northwardly and Northeastwardly partly along the Easterly and partly along the Southeasterly side of Kings Road on the arc of a circle curving to the right having a radius of 620.00 feet the arc distance of 266.24 feet to the place of beginning, said point also being on the Northeastly side of a certain 20 feet wide easement; thence extending from said point of beginning Northeastwardly along the Southeasterly side of Kings Road on the arc of a circle curving to the right having a radius of 620.00 feet the arc distance of 78.20 feet to a point; thence extending South 61 degrees, 27 minutes, 17 seconds East, 130.00 feet to a point; thence extending Southwestwardly on the arc of a circle curving to the left having a radius of 490.00 feet the arc distance of 61.80 feet to a point on the Northeastly side of the aforesaid 20 feet wide easement; thence extending North 65 degrees, 40 minutes, 52 seconds West along the aforesaid easement 130.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 257 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Mario F. D'Elia, Jr. and Joan D. D'Elia, h/w, by Deed from Mario F. D'Elia, Jr. and Joan D. D'Elia, h/w, dated 02/11/1998, recorded 05/18/1998 in Book 5226, Page 46.

Parcel Number: 49-00-06304-00-1.

Location of property: 217 Kings Road, Plymouth Meeting, PA 19462-1818.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mario F. D'Elia, Jr. and Joan D. D'Elia** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1, Home Equity Asset-Backed Certificates, Series 2005-1. Debt: \$136,970.22.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-17668

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, being bounded and described according to Phase 2 "Lot Layout - Montgomery Ridge", made by Pickering, Corts & Summerson, Inc., Consulting Engineers and Surveyors, Newtown, PA, dated January 13, 1989, last revised 7/16/1990 and recorded in Plan Book B-41, Page 254, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sunrise Drive (50 feet wide) said point being a corner of Lot 30 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southeasterly side of Sunrise Drive on the arc of a circle curving to the left having a radius of 1375.00 feet the arc distance of 100.02 feet to a point, a corner of a 20 feet wide access and sanitary sewer easement "0"; thence extending along same South 17 degrees, 19 minutes, 19 seconds East, 125.00 feet to a point of curve on the Northeastly side of Proposed Route 202 Corridor; thence extending along same on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 109.72 feet to a point a corner of Lot 30 on said plan; thence extending along same North 13 degrees, 09 minutes, 15 seconds West, 125.00 feet to a point said point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Earl Grant, his heirs and assigns by Deed from State Street Bank as Trustee dated 12/10/1998 recorded 01/11/1999 in Deed Book 5255, Page 1245 or at instrument number.

Parcel Number: 46-00-03617-23-4.

Location of property: 130 Sunrise Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Earl Grant** at the suit of The Bank of New York Mellon, as Successor Trustee to JP Morgan Chase Bank, as Trustee for NovaStar Mortgage Funding Trust, Series 2003-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2003-2. Debt: \$267,594.88.

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

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

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

14-17826

ALL THAT CERTAIN lot or piece of land, with the building and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor on June 5, 1941, as follows, to wit:

BEGINNING at a point a stake on the Northwesterly side of Swede Street (66 feet wide) measured South 18 degrees, 31 minutes West, 206.55 feet from the point of intersection of the Northwesterly side of Swede Street with the Southeasterly line of Markley Street (66 feet wide); thence extending South 18 degrees, 31 minutes West (along the

Northwesterly side of Swede Street) 20 feet to a point; thence extending North 71 degrees, 29 minutes West (partly along the centerline of a stone party wall erected between these premises and the premises adjoining to the Northeast) 117.95 feet to a point on the Southeasterly side of Markley Street; thence extending North 46 degrees, East (along the Southeasterly side of Markley Street) 22.55 feet to a point; thence extending South 71 degrees, 29 minutes East (along line of now or late of Supplee-Wills Jones Company) 107.54 feet to a point on the Northwesterly side of Swede Street, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph O'Brien, by Deed from George H. Stayton, III, dated 01/09/2004, recorded 01/29/2004 in Book 5492, Page 1788.

Parcel Number: 13-00-36732-00-2.

Location of property: 1255 Swede Street, Norristown, PA 19401-3255.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph O'Brien** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$59,298.58.

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.

14-18077

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a record plan prepared for Faux Management Corporation by Chambers Associates, dated 06/12/1985 and last revised on 08/08/1985, recorded 10/03/1985 in Plan Book A-46, Page 463, as follows, to wit:

BEGINNING at a point on the Northwest ultimate right-of-way line of Cathcart Road (60 feet wide) said point being measured the two following courses and distances along the centerline of Cathcart Road with the centerline of Skippack Pike (L.R. 197) (80 feet wide) viz: (1) along the center line of Cathcart Road North 44 degrees, 08 minutes, 00 seconds East, 816.45 feet to a point a corner of lands now or formerly of Eugene P. and Jane M. Kenworthy; and (2) leaving the centerline of Cathcart Road and along lands of Kenworthy, North 43 degrees, 58 minutes, 00 seconds West, 30 feet to a point on the Northwest side of the ultimate right-of-way line of Cathcart Road and place of beginning; thence from said place of beginning and along the Northwest side of the ultimate right-of-way line of Cathcart Road, South 44 degrees, 08 minutes, 00 seconds West, 367.90 feet to a point in the centerline of a 20 feet wide private driveway easement; thence through the centerline of the 20 feet wide private driveway easement North 45 degrees, 52 minutes, 00 seconds West, 122.00 feet to a point a corner of Lot No. 7; thence along Lot No. 7 North 44 degrees, 08 minutes, 00 seconds East and crossing over a detention basin easement 371.95 feet to a point in line of lands of Kenworthy; thence along said lands South 43 degrees, 58 minutes, 00 seconds East, 122.07 feet to a point on the Northwest ultimate right-of-way line of Cathcart Road and first mentioned point and place of beginning.

BEING the same premises which Masoud Ashraphijuo and Mohtaram Ashraphijuo a/k/a Mohtaram Satchmei, husband and wife, by Deed dated January 7, 1999 and recorded in the Montgomery County Recorder of Deeds Office on January 21, 1999 in Deed Book 5256, Page 1650, granted and conveyed unto Mohtaram Ashraphijuo a/k/a Mohtaram Satchmei.

Parcel Number: 66-00-00760-00-2.

Location of property: 805 Cathcart Road, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mohtaram Satchmei a/k/a Mohtaram Ashraphijuo** at the suit of JP Morgan Chase Bank, National Association. Debt: \$235,690.81.

Bradley J. Osborne, Attorney.

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

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

14-18213

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be erected thereon, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan of Westover Woods made for R.G. Crecraft, Inc. by Reader and Magarity, Professional Engineers of Upper Darby, Pennsylvania on November __, 1959, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Virginia Lane (50 feet wide) at the distance of 90 feet Northwesterly from the point of curve curving to the left, having a radius of twenty feet the arc distance of thirty one and forty-one one-hundredths feet to the Northwesterly side of Carey Lane (50 feet wide) said point of beginning being a corner of this and Lot No. 172 on said plan; thence extending along said Northeasterly side of Virginia Lane North 44 degrees, 57 minutes West, one hundred five feet to a point a corner of this and Lot No. 174 on said plan; thence extending by the same North 45 degrees, 03 minutes East, one hundred eighty feet to a point a corner; thence extending South 44 degrees, 57 minutes East, one hundred five feet to a point in line of Lot No. 172 aforesaid; thence extending by the same South 45 degrees, 03 minutes West, one hundred eighty feet to the first mentioned point and place of beginning.

BEING Lot No. 173 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Cusamano and Kristin Cusamano, by Deed from Michael J. Cusamano, dated 09/29/2003, recorded 02/20/2004 in Book 5496, Page 1718.

Parcel Number: 63-00-08605-00-8.

Location of property: 1969 Virginia Lane, Jeffersonville, PA 19403-3165.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Cusamano and Kristin Cusamano** at the suit of Wells Fargo Bank, N.A. Debt: \$305,414.48.

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.

14-18879

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a plan of subdivision prepared for Susquehanna Road Associates, Inc., Dresherbrooke Residential Community by Boucher & James, Inc., Consulting Engineers, Planners, Land Surveyors, dated 12/28/1990 and last revised 2/9/1996 and recorded in Plan Book A-56, Page 102 and further revised 10/16/1996 and recorded in Plan Book A-56, Page 389, and further revised 9/3/1997 and recorded in Plan Book A-57, Page 188, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brookdale Court (50.00 feet wide), at a corner of this and Lot No. 67 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 67 South 39 degrees, 53 minutes, 25 seconds West crossing a 40.00 feet wide landscape easement and a 20.00 feet wide Sanitary Sewer Easement 156.62 feet to a point on the Northeasterly side of Susquehanna Road (41.69 feet from the title line); thence extending along the Northeasterly side of Susquehanna Road North 50 degrees, 13 minutes, 22 seconds West, 44.00 feet to a point a corner of Lot No. 65; thence extending along Lot No. 65 and recrossing said 40.00 feet wide landscape easement and said 20.00 feet wide Sanitary Sewer Easement and through the bed of a 20.00 feet wide Storm Sewer Easement North 39 degrees, 53 minutes, 25 seconds East through a parking easement 156.71 feet to a point on the Southwesterly side of Brookdale Court; thence extending along the Southwesterly side of Brookdale Court, and along part of said Storm Sewer Easement and said parking easement South 50 degrees, 06 minutes, 35 seconds East, 44.00 feet to a point a corner of Lot No. 67 being the first mentioned point and place of beginning.

BEING Lot No. 66 on the above mentioned plan.

BEING the same premises which Dresherbrooke Company, Inc. (a PA Corporation) by Deed dated 8/25/98 and recorded 9/22/98 in Montgomery County in Deed Book 5241, Page 264 conveyed unto Brian L. Ratigan and Maura F. Ratigan, their heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN Carmela Mazzola and Domenica Mazzola, by Deed from Brian L. Ratigan and Maura F. Ratigan, dated 08/03/2007, recorded 08/16/2007 in Book 5660, Page 2639.

Parcel Number: 54-00-02708-25-3. Map #540120066.

Location of property: 221 Brookdale Court, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Domenica Mazzola and Carmela Mazzola a/k/a Carmela Mazzala** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$349,125.40 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-19017

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made by Will D. Hiltner, R.E. in April 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Astor Street at the distance of 328.7 feet more or less Northeasterly from the Northeast side of Marshall Street; thence extending Southeasterly along the Southwesterly side wall of the house erected hereon 100.0 feet to a point on the Northwest side of a twenty feet wide alley; thence extending along the said side of said alley Northeasterly 13.84 feet to a point a corner of other land of Josephine Pisarski; thence extending Northwesterly along the same the line passing through a garage erected on the rear of this lot and said adjoining lot and through the centerline of an alley between the house erected on this lot and the one on the adjoining lot 100.0 feet to a point on the Southeasterly side of Astor Street aforesaid; thence extending along the said side of Astor Street Southwesterly 13.84 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark Klein, by Deed from Darice E. Bloom, a/k/a Darice E. Pellegrin, dated 12/20/2007, recorded 12/24/2007 in Book 5676, Page 971.

Parcel Number: 13-00-02744-00-6.

Location of property: 638 1/2 Astor Street, Norristown, PA 19401-3745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Klein** at the suit of Wells Fargo Bank, N.A. Debt: \$66,067.95.

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

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

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

14-19034

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by R.H. Bryan, Civil Engineer, Jenkintown, PA for J. Walter Ruddach Estate and recorded on December 10, 1910 at Norristown, PA in Deed Book 636, Page 500, as follows:

BEGINNING on the Northwesterly side of Madison Road (as laid out fifty feet wide) at the distance of two hundred seventy-five feet Northwesterly side of Bartram Road (as laid out fifty feet wide).

CONTAINING together in front or breadth on the said Madison Road fifty feet (each lot being twenty-five feet in front) and extending together of that width in length or depth Northwestwardly between lines parallel with the said Bartram Road one hundred twenty-five feet.

BEING Lots Nos. 1326, 1327 on the above mentioned survey.

BEING the same premises which Charles W. Schwartz and Alla S. Schwartz, by Deed dated May 31, 1996 and recorded June 21, 1996 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5151, Page 1707, granted and conveyed unto Jonathan W. Thompson.

Parcel Number: 59-00-11683-00-3.

Location of property: 214 Madison Road, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jonathan W. Thompson** at the suit of Ocwen Loan Servicing, LLC. Debt: \$105,485.04.

Andrew J. Marley, Attorney.

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

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

14-19156

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereof made by Reeder and Magarity, Professional Engineers of Upper Darby, PA on 6/21/1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hillcrest Road (50 feet wide) at the distance of 970.50 feet Northeasterly from the Northeasterly end of a radius round corner connecting said side of Hillcrest Road with the Northeasterly side of Overhill Road (60 feet wide); thence extending along said side of Hillcrest Road in a generally Northeasterly direction on the arc of a circle curving to the right with a radius of 227.10 feet the arc distance of 175.71 feet to a point in line of other land of Colwell Construction, Inc.; thence extending by the same South 43 degrees, 5 minutes West, 136.88 feet to a point in line of Lot #109 on said survey; thence extending by the same North 46 degrees, 55 minutes West, 103.05 feet to the first mentioned point and place of beginning.

BEING the same premises which Theresa A. Yost, by Deed dated September 14, 2007 and recorded October 5, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5667, Page 02028, granted and conveyed unto Michael Brugger and Robin Cohen, as Joint Tenants and Not as Tenants in Common, their assigns, the survivor of them and the survivor's personal representatives and assigns their heirs and assigns.

Parcel Number: 49-00-04963-00-1.

Location of property: 1353 Hillcrest Road, Conshohocken, PA 19428.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Brugger and Robin Cohen** at the suit of Ocwen Loan Servicing, LLC. Debt: \$213,974.27.

Andrew Marley, Attorney.

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

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

14-19253

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being part of Lot No. 5 on the Plan of Rest Haven made by Albright and Mebus, Civil Engineers, on June 24, 1925 and recorded in Norristown, Montgomery County in Deed Book 955, Page 600.

BEGINNING at a point on the Northeast side of Armor Road (40 feet wide) at the distance of 337.79 feet East from the East side of Old York Road (50 feet wide); thence extending North 38 degrees, 39 minutes, 30 seconds East, 157.68 feet to a point; thence extending South 50 degrees, 52 minutes, 12 seconds East, 108.95 feet to a point; thence extending South 47 degrees, 7 minutes, 56 seconds West, 167.76 feet more or less to a point on the Northeast side of Armor Road; thence extending Northwest along the Northeast side of Armor Road 86.97 feet more or less to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises which Thomas W. Crockett and Wendy A. Crockett, husband and wife, by Deed dated March 18, 2004, and recorded April 27, 2004, in Book 5505, Page 911, granted and conveyed unto Wendy A. Crockett, in fee.

TITLE TO SAID PREMISES IS VESTED IN Eileen A. McLaughlin, by Deed from Wendy A. Crockett, dated 06/14/2006, recorded 10/24/2006 in Book 5621, Page 875.

Parcel Number: 59-00-00478-00-3. Map #59053 020.

Location of property: 5 Armour Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eileen A. McLaughlin** at the suit of North American Savings Bank, F.S.B. Debt: \$200,345.96 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-19464

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

BEGINNING at a point in the West line of Charlotte Street, at a stake a point a marking the middle of the partition or division wall of the hereby granted brick message and the other brick message of the said Grantors, adjoining on the North and at the distance of three hundred and eight feet and six inches (308' 6") more or less, North of Jefferson Avenue and at the distance of twenty feet (20') more or less South from the South line of Lot #30, late of Jacob S. Bahr; thence extending Westwardly and passing in part of said course and distance through the middle of the partition or division wall aforesaid, dividing the hereby granted brick message and the other brick message and land of the said Grantors adjoining on the North, one hundred and forty feet (140') feet more or less, to a twenty feet wide alley; thence extending along said alley, Southwardly twenty feet (20') feet more or less to Charlotte Street aforesaid; thence Northwardly along said Charlotte Street twenty feet (20') more or less to the point or place of beginning.

BEING the same premises which Eric J. Hepler and Amber M. Hepler, husband and wife, by Indenture dated January 4, 1991 and recorded January 9, 1991, at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 4966, Page 1890, granted and conveyed unto Harold Robert Beitz, Jr., in fee.

TITLE TO SAID PREMISES IS VESTED IN David L. Weber and Darlene O. Weber, as Joint Tenants With Right of Survivorship and not as Tenants in Common by Deed from Harold Robert Beitz, Jr. dated 03/31/2006 recorded 04/27/2006 in Deed Book 5598, Page 1803.

Parcel Number: 16-00-03868-00-4.

Location of property: 379 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darlene O. Weber and David L. Weber** at the suit of PNC Bank, National Association. Debt: \$108,699.82.

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.

14-19633

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

BEGINNING at a stake a point on the North side of Second Street West of York Street at a corner of this land and land of Bessie M. Romich; thence by the same Northwardly 140 feet to a 20 feet wide alley; thence Westwardly along the said alley 19 feet and 6 inches to a stake a point in line of this and land of Sallie Todd; thence by the same Southwardly 140 feet to Second Street aforesaid; the latter part of said line passing through the middle of the partition or division wall of the hereby granted brick message and the brick message adjoining on the West belonging to Sallie Todd; thence along said Second Street Eastwardly 19 feet, 6 inches to the point or place of beginning.

BEING the same premises which Kevin R. Pyle, by Deed dated June 20, 2002 and recorded in the Montgomery County Recorder of Deeds Office on July 1, 2002 in Deed Book 5414, Page 849, granted and conveyed unto Margo Smith.

Parcel Number: 16-00-25280-00-3.

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Margo Smith** at the suit of JP Morgan Chase Bank, National Association Successor by Merger to Chase Home Finance, LLC Successor by Merger to Chase Manhattan Mortgage Corporation. Debt: \$91,302.08.

Bradley J. Osborne, Attorney.

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

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

14-19894

ALL THAT CERTAIN lot known as Unit No. A1, in Building No. 1006, in the Village at Huntingdon Valley Condominium, situate in **Lower Moreland Township** together with an undivided interest in the common elements (1.25% at full proposed buildout of 80 Units) appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Declaration of the Village at Huntingdon Valley Condominium Association dated June 26, 2001, and recorded on November 5, 2001 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Norristown, Pennsylvania in Deed Book 5384, at Page 00589, and filed in the Department of Records in and for Philadelphia County, Pennsylvania on August 31, 2001 at Philadelphia, Pennsylvania as Document No. 50318869, as amended from time to time.

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

TITLE TO SAID PREMISES IS VESTED IN Anthony Merenda, by Deed from K. Hovnanian at Lower Moreland I, LLC, a Pennsylvania Limited Liability Company, dated 07/01/2002, recorded 07/16/2002 in Book 5416, Page 790.

Parcel Number: 41-00-10631-13-7.

Location of property: 3399 Woodland Circle a/k/a 3399 Woodland Circle, Condominium Unit 26, Huntingdon Valley, PA 19006-4246.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Anthony Merenda a/k/a Anthony J. Merenda** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$78,830.37.

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.

14-19895

ALL THAT CERTAIN parcel or tract of land, situate in the 6th Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan as prepared for William H. Yocum as of June 30, 1977, by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, and more fully described, as follows, to wit:

BEGINNING at a corner other lands of the grantor, William H. Yocum, said point being on the Northerly property line of South Street (50 feet wide) and distant along the same from a point marking the Northwestern property line intersection, as projected, with the aforesaid South Street and Price Street (50 feet wide), North 74 degrees, 30 minutes West, 270.00 feet; thence from said point of beginning continuing along the Northerly property line of South Street North 74 degrees, 30 minutes West, 30.00 feet to a corner other lands of the grantor and intended to be conveyed to Robert D. Snyder (Parcel No. 3); thence along the later lands North 15 degrees, 30 minutes East, 140 feet to a corner on the Southerly side of a given 20 foot wide public alley; thence along the same South 74 degrees, 30 minutes East, 30.00 feet to a corner other lands of William H. Yocum (Parcel No. 1); thence along the same South 15 degrees, 30 minutes West, 140.00 feet to a corner on the Northerly property line of the aforesaid South Street and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven R. Gist, singleman, by Deed from Dorothy Ann Yerger, dated 04/20/2007, recorded 04/24/2007 in Book 5644, Page 1474.

Parcel Number: 16-00-27027-02-9.

Location of property: 1065 South Street, Pottstown, PA 19464-5863.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven R. Gist a/k/a Steven Gist** at the suit of JP Morgan Chase Bank, National Association. Debt: \$128,523.55.

Paul Cressman, Attorney. I.D. #318079

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

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

14-20001

ALL THAT CERTAIN lot or piece of ground, with the dwelling thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, known and designated as Lot No. 14 on a certain plan of lots laid out by Joseph W. Hunter, Surveyor, recorded at Norristown in Deed Book No. 455, Page 500 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of New Street (50 feet wide) at the distance of 92.81 feet Northeastwardly from the Northeastly side of Wesley Avenue (40 feet wide); thence along the Southeasterly side of New Street North 43 degrees, 46 minutes, 45 seconds East the distance of 23.42 feet to a line curving to the left with a radius of 125 feet; thence 3.78 feet on a radius to an angle; thence South 46 degrees, 13 minutes, 15 seconds East, 162.09 feet to a point; thence South 66 degrees, 5 minutes, 45 seconds West, 29 feet to a point; thence North 46 degrees, 13 minutes, 15 seconds West, 150.73 feet, passing through a party wall to a point and place of beginning.

BEING the same premises which Kevin Reddington and Martin J. Reddington, Jr., by Deed dated October 14, 2005 and recorded in the Montgomery County Recorder of Deeds Office on November 2, 2005 in Deed Book 5578, Page 13, granted and conveyed unto Michele R. Evans.

Parcel Number: 31-00-20170-00-4.

Location of property: 135 New Street, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michele R. Evans** at the suit of Nationstar Mortgage, LLC. Debt: \$243,069.94.

Bradley J. Osborne, Attorney.

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

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

14-20315

ALL THAT CERTAIN messuage 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 Southeast side of Chain Street at the distance of six hundred and ten feet and four inches Northeastly from Oak Street, a corner of this and house and lot now or late of Ashenfelter; thence by the same the line passing through the middle of the partition wall between this and said Ashenfelter's adjoining house Southeastly one hundred feet to a twenty foot wide alley; thence along said alley Northeastly fifteen feet more or less to the Southwestly side of Elm Street; thence along said Elm Street, Northwestly one hundred feet to Chain Street aforesaid, and along the South side thereof Southwestly fifteen feet, more less to the place of beginning.

BEING the same premises which Thomas R. McCandless and Elizabeth C. McCandless, husband and wife, as Tenants by Entireties by Deed dated May 2, 2006 and recorded April 7, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5599, Page 401, granted and conveyed unto Raymond James, as Sole Owner. Parcel Number: 13-00-07156-00-4.

Location of property: 770 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ruth James, Administratrix of the Estate of Raymond James** at the suit of Wells Fargo Bank, National Association, as Trustee Under Pooling and Servicing Agreement dated as of September 1, 2006 Securitized Asset-Backed Receivables, LLC Trust 2006-HE2, Mortgage Pass-Through Certificates, Series 2006-HE2, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$61,807.76.

Andrew J. Marley, Attorney.

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

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

14-20847

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

BEGINNING at a point on the Northwestly side of Cherry Street at the distance of 158 feet, 8 inches Northeastwardly from the North corner of Elm and Cherry Streets, a corner of this and land now or late of George Ashcroft; thence by the same, Northwestwardly the line passing through the middle of the partition wall between this and the adjoining house of said Ashcroft 100 feet to a 20 feet wide alley; thence along the Southeastly side of said alley, Northeastwardly 16 feet to a point, a corner of this and land now or late of George W. Hough; thence by the same, Southeastwardly the line passing through the middle of a two feet wide alley, between this and the adjoining house on said Hough's land and through the middle of the partition wall above 100 feet to Cherry Street, and along the Northwestly side thereof, Southwestwardly 16 feet to the place of beginning.

BEING the same premises which Friede E. Krier, widow, by Indenture bearing date the 4th day of August 1969 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 6th day of August 1969 in Deed Book 3566, Page 76 granted and conveyed unto Francis B. Walters and Sandra J. Walters, his wife, in fee.

AND THE SAID Francis B. Walters has since departed this life whereby title to the above-described premises became vested in Sandra J. Walters by reason of Tenants by the Entireties.

Parcel Number: 13-00-08288-00-6.

Location of property: 1017 Cherry Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra J. Walters** at the suit of LaSalle Bank, National Association, et al. Debt: \$69,480.39.

Stephen Hladik, Attorney.

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

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

14-21000

ALL THAT CERTAIN parcel or tract of land, with the buildings and improvements thereon erected, situate in Glenside, **Cheltenham Township**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point in the Northerly side of Waverly Road at the distance of 100 feet Eastwardly from the Easterly side of Berkley Road (formerly Heist Avenue); thence extending Eastwardly along the said Northerly side of Waverly Road in width or breadth 100 feet and extending of that width or breadth between parallel lines at right angles to said Waverly Road Northwardly in length or depth 150 feet.

BOUNDED on the North, East and West by other land now or late of the Estate of George B. Heist, deceased and on the South by said Waverly Road.

BEING Lot No. 205 of Heist Track.

BEING the same premises which Jonathan Mark Wiggins and Anne L. Wiggins, husband and wife, by Deed dated August 15, 2005 and recorded in the Montgomery County Recorder of Deeds Office on October 19, 2005 in Deed Book 5575, Page 2133 as Deed Instrument No. 2005151893, granted and conveyed unto Derek P. Walsh and Laura F. Phaneuf.

Parcel Number: 31-00-28135-00-4.

Location of property: 323 West Waverly Road, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Derek P. Walsh and Laura F. Phaneuf** at the suit of U.S. Bank National Association for the Benefit of the Certificateholders CSFB Mortgage Securities Corporation Adjustable Rate Mortgage Trust 2005-11 Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2005-11. Debt: \$260,916.78.

Bradley J. Osborne, Attorney.

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

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

14-22081

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of Hertzog Tract Plan prepared for Sunnybrook Estates, LLC by Robert E. Blue, Consulting Engineers, P.C., dated 1/27/1998 and revised 2/22/1999 and recorded in Plan Book A-68, Page 218, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bethel Road (S.R. 3006 LR 46128) at a corner of this and deed restricted open space, Lot No. 22; thence extending from said point of beginning along the Southeasterly side of Bethel Road North 42 degrees, 15 minutes, 00 seconds East, 125.00 feet to a point, a corner in line of deed restricted open space, Lot No. 25; thence extending along the same the three (3) following courses and distances, as follows, to wit: thence (1) South 48 degrees, 06 minutes, 58 seconds East, 300.00 feet to a point, a corner; thence (2) North 41 degrees, 54 minutes, 02 seconds East, 40.00 feet to a point, a corner; thence (3) South 48 degrees, 05 minutes, 58 seconds East, 407.43 feet to a point, a corner in deed restricted open space, Lot No. 23; thence extending along same South 41 degrees, 64 minutes, 02 seconds West, 485.00 feet to a point, a corner; thence extending North 48 degrees, 05 minutes, 58 seconds West, 410.01 feet to a point, a corner line of deed restricted open space, Lot No. 22; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) North 42 degrees, 15 minutes, 00 seconds East, 300.01 feet to a point, a corner; thence (2) North 48 degrees, 05 minutes, 58 seconds West, 300.01 feet to the first mentioned point and place of beginning.

Parcel Number: 67-00-00343-00-4.

Location of property: 120 Bethel Road, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Perry Leopold and Susan Leopold** at the suit of Capital One, N.A., as Successor by Merger to ING Bank, FSB. Debt: \$974,935.16.

M. Troy Freedman, Attorney.

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

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

14-22340

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Edward A. Cardwell, Registered Surveyor of Hatboro, Pennsylvania, on January 9, 1950, as follows, to wit:

BEGINNING at a point on the North edge of the right-of-way of Woodhill Drive South (50 feet wide) at a distance of 318.83 feet Northwest of the intersection thereof with the edge of the right-of-way of Fitzwatertown Road (as widened to 58.51 feet); thence extending by said right-of-way of Woodhill Drive South (50 feet wide) North 67°, 26', 30" West, 60 feet to a point in line of Lot No. 21; thence extending by the same North 22°, 33', 30" East, 175 feet; thence extending South 67°, 26', 30" East, 60 feet to a corner in line of Lot No. 17; thence extending by the same South 22°, 33', 30" West, 175 feet to the point of beginning.

BEING known as Lot No. 19 Woodhill Gardens.

BEING the same premises which Martin C. Blankenhorn, III Executor Under the Will of Irma M. Blankenhorn, deceased, by Deed dated December 13, 2001 and recorded in the Montgomery County Recorder of Deeds Office on February 21, 2002 in Deed Book 5396, Page 2105, granted and conveyed unto Ronald E. Salvati and Amy E. Salvati.

Parcel Number: 59-00-18967-00-9.

Location of property: 19 Woodhill Road, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ronald E. Salvati and Amy E. Salvati** at the suit of JP Morgan Chase Bank, National Association. Debt: \$164,132.43.

Bradley J. Osborne, Attorney.

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

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

14-22370

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 720 on the revised Plan of Lots of Edge Hill Land Association, duly recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 360, Page 426, bounded and described, as follows:

SITUATE on the Southeasterly side of Linden Avenue, at the distance of 250 feet Northeastwardly from the Northeastly side of Walnut Avenue.

CONTAINING in front or breadth on said Linden Avenue, 25 feet and extending in length or depth on said Linden Avenue, 25 feet and extending in length or depth Southeastwardly between parallel lines at right angles to the said Linden Avenue, 110 feet.

BEING the same premises which Ronald Elwell and Gregory White, by Deed dated July 31, 2007 and recorded in the Montgomery County Recorder of Deeds Office on August 6, 2007 in Deed Book 5658, Page 2908, granted and conveyed unto Kelli McNeal.

Parcel Number: 54-00-10543-00-5.

Location of property: 321 Linden Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kelli McNeal** at the suit of Nationstar Mortgage, LLC. Debt: \$233,331.55.

Bradley J. Osborne, Attorney.

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 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**

AUDIT LIST

NOTICE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.
ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on December 1, 2014, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second and Final Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. ARBOGAST, ROSE L. - Towamancin - October 20 - Toni Lynn Arbogast, Extrx.
2. BERMAN, ALBERT J. - October 28 - National Penn Investors Trust Company, Trustee. FBO Gloria Berman. T/W
3. ELIAS, ILONA - Lower Merion - October 7 - Klara Williams, Extrx.
4. HAINES, IRENE E. -- Pottstown - October 28 - Kurt D. Haines, Extr.
5. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Bonnie D. Hillman.** T/D
6. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Dawn A. Hillman.** T/D
7. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Heather L. Hillman.** T/D
8. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO His Issue.** T/D
9. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Kenneth J. Hillman (Formerly known as Kendra J. Hillman).** T/D
10. KELLER, ELIZABETH - Horsham - October 27 - Kathleen Bass, Agent.
11. KOSTIN, RAYMOND C. - Settlor - October 29 - Elaine G. Hrynko and Stanley Hrynko, Trustees. Deed dated January 11, 2007 as amended June 16, 2008 & February 4, 2010. T/D
12. KOSTIN, RAYMOND C. - Abington - October 29 - Elaine G. Hrynko, Extrx.
13. LOZINAK, JOHN P. - East Norriton - October 29 - Christine C. Lozinak, Extrx.
14. MANN, ARNOLD S. - Settlor - October 29 - BNY Mellon, N.A. (Formerly "Girard Trust Bank"), Co-Trustee. Deed dated January 14, 1963, as amended March 15, 1963 and August 9, 1963 (Sur Trust for Ida S. Mann, et al.) **Marital Trust.** T/D
15. MANN, ARNOLD S. - Settlor - October 29 - BNY Mellon, N.A. (Formerly "Girard Trust Bank"), Co-Trustee. Deed dated January 14, 1963, as amended March 15, 1963 and August 9, 1963 (Sur Trust for Ida S. Mann, et al.) **Residuary Trust.** T/D
16. MARDEN, JACK M. - Souderton - October 29 - Celia Marden Litman, Extrx.
17. MARDEN, JOAN H. - Souderton - October 29 - Celia Marden Litman, Extrx.
18. MITCHELL, BARBARA JO - Cheltenham - October 29 - Stephen W. Mitchell, Extr.

19. MONTAIGNE, SANFORD H. - Horsham - October 29 - Hugh Scott Montaigne and Mark B. Dischell, Extrs.
20. MONTAIGNE, SANFORD H. - Settlor - October 29 - Mark B. Dischell and Hugh Scott Montaigne, Trustees. Deed dated September 19, 2011. T/D
21. SEIDT-GIBBONS, JOSHUA B. - Minor - October 29 - First Niagara Bank, N.A. (Formerly Harleysville National Bank), Guardian.

REMANETS:

22. BANNON, NORRIS - Franconia - August 11 - Pamela J. Baker, Extrx.
23. DELUCA, CECILIA M. - Springfield - July 2 - Justin J. McCarthy, Admr., DBN-CTA for the period 8/17/2010 to 12/31/2013.
24. SCHWEIBOLD, JOSEPH F. - Rockledge - March 3 - Brett Schmidling, Admr.

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application for Certificate of Authority was filed with the PA Dept. of State on 10/20/2014 by **Zynerba Pharmaceuticals, Inc.**, a foreign corporation formed under the laws of the jurisdiction of DE with its principal office located at 170 N. Radnor Chester Rd., Suite 350, Radnor, PA 19087, to do business in PA under the provisions of the Business Corporation Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located in Montgomery County.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-30410

NOTICE IS HEREBY GIVEN that on November 17, 2014, the Petition of Judith A. Pezzolla was filed in the above named Court, praying for a Decree to change her name to JUDI STARR PEZOLA.

The Court has fixed January 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. 2014-29696

NOTICE IS HEREBY GIVEN that on November 7, 2014, the Petition of Kelly Bond, on behalf of minor child, Ian Michael Muir was filed in the above named Court, praying for a Decree to change his name to IAN MICHAEL BOND.

The Court has fixed January 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.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-29604

NOTICE IS HEREBY GIVEN that on November 5, 2014, the Petition of Rhonda Theresa Fleming-Jones was filed in the above named Court, praying for a Decree to change her name to RHONDA THERESA FLEMING JONES.

The Court has fixed January 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.

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.

Gingo Biloba USA Inc. has been incorporated on November 11, 2014, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

CHARTER APPLICATION NONPROFIT

Notice is hereby given that **Allergy & Asthma Specialists Educational Foundation** was incorporated under the Pennsylvania Nonprofit Corporation Law of 1988.

Zateeny Loftus, LLP
Two Bala Plaza, Suite 604
Bala Cynwyd, PA 19004

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PA
CIVIL ACTION/LAW
NO. 2009-16887
WRIT OF REVIVAL OF JUDGMENT

WESTGATE MANAGEMENT COMPANY, INC.,
Plaintiff

v.

SCARLETT WEST,
MARK C. WEST, and
SMRT INSURANCE CORPORATION,
Defendants

TO: DEFENDANTS, SCARLETT WEST, MARK C. WEST, and SMRT INSURANCE CORPORATION:

NOTICE is hereby given that pursuant to Court Order issued September 22, 2009, permitting service on Defendants by publication, on November 5, 2014, Plaintiff commenced a proceeding to revive and continue the lien of the judgment entered to the following docket number, No. 2009-16887.

The Plaintiff claims that the amount due and unpaid is \$73,299.32 with interest from November 10, 2009.

You are required within twenty (20) days after service of this Writ by publication to file an Answer or otherwise plead to this Writ. If you fail to do so, judgment of revival in the amount claimed by the Plaintiff may be entered without a hearing and you may lose your property or other important rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Reference Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, Ext. 201

ANDREW W. BONEKEMPER, ESQUIRE

Attorney ID No. 84313
FOX RÖTHSCHILD LLP
Ten Sentry Parkway, Suite 200
P.O. Box 3001
Blue Bell, PA 19422-3001
610-397-6500

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

ANNESLEY JR., WILLIAM H. also known as WILLIAM ANNESLEY, dec'd.

Late of Lower Merion Township.
Executors: WILLIAM H. ANNESLEY, III,
BARBARA A. ADDIS AND
VERNON C. WALKER,
c/o Maurice D. Lee, III, Esquire,
Centre Square West, 38th Floor,
1500 Market Street,
Philadelphia, PA 19102.
ATTORNEY: MAURICE D. LEE, III,
SAUL EWING LLP,
Centre Square West, 38th Floor,
1500 Market Street,
Philadelphia, PA 19102

BICKING, JEANETTA M. also known as JEANETTA MAY BICKING and JEANETTA BICKING, dec'd.

Late of Lower Gwynedd Township.
Executors: DAVID M. BICKING AND
MARY C. KNOX,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD & BUCKMAN, P.C.,
Office Court at Blue Bell,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422

BILLMAN, MARY ANN, dec'd.

Late of Borough of North Wales.
Executor: JOSEPH C. BILLMAN,
c/o Linda M. McDonough, Esquire,
P.O. Box 694,
Doylestown, PA 18901.
ATTORNEY: LINDA M. McDONOUGH,
P.O. Box 694,
Doylestown, PA 18901

BOMBERGER, FRANCES M., dec'd.

Late of West Pottsgrove Township.
Executrix: GRACE ELAINE BOMBERGER,
395 Bridle Path Road,
Bethlehem, PA 18017.
ATTORNEY: MARY ANN SNELL,
3400 Bath Pike, Suite 311,
Bethlehem, PA 18017-2485

BREY, NANCY L., dec'd.

Late of Lower Salford Township.
Executor: RAYMOND N. BARNDT,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446.
ATTORNEY: JAY C. GLICKMAN,
RUBIN, GLICKMAN, STEINBERG & GIFFORD,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446

BURROWS, DOROTHY also known as DOROTHY H. BURROWS, dec'd.

Late of Upper Moreland Township.
Executrix: BARBARA W. LEVITT,
c/o William B. Eagan, Esquire,
410 N. Easton Road,
P.O. Box 459,
Willow Grove, PA 19090.
ATTORNEY: WILLIAM B. EAGAN,
EAGAN & EAGAN,
410 N. Easton Road,
P.O. Box 459,
Willow Grove, PA 19090

CAREY, FRANCIS J., dec'd.

Late of Whitpain Township.
Co-Executors: H. AUGUSTUS CAREY,
ELIZABETH P. CAREY AND
ROBERT L. BAST,
110 Spruce Road,
Ambler, PA 19002.
ATTORNEY: ROBERT L. BAST,
110 Spruce Road,
Ambler, PA 19002

COLLINS, THOMAS H., dec'd.

Late of Perkiomen Township.
 Executor: THOMAS J. COLLINS,
 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

CROLL SR. CLYDE E., dec'd.

Late of Lower Pottsgrove Township.
 Administrator: CLYDE E. CROLL, JR.,
 119 Spring Hill Lane,
 Honey Brook, PA 19344-9035.
 ATTORNEY: RONALD F. BRIEN,
 808 Westfield Avenue,
 Spring City, PA 19475,
 610-948-9451

DEMPSEY III, DENNIS F., dec'd.

Late of Borough of Royersford.
 Administratrix: LORRAINE DEMPSEY,
 517 Neiffer Road,
 Schwenksville, PA 19473.
 ATTORNEY: RONALD F. BRIEN,
 808 Westfield Avenue,
 Spring City, PA 19475,
 610-948-9451

DERR, PAUL M., dec'd.

Late of Douglass Township.
 Executors: ERNEST P. DERR,
 174 Congo Niantic Road,
 Barto, PA 19504.
 ATTORNEY: THOMAS D. LEIDY,
 42 East 3rd Street,
 Boyertown, PA 19512

EDWARDS JR., CHARLES L. also known as

**CHARLES EDWARDS and
 CHUCK EDWARDS, dec'd.**
 Late of Abington Township.
 Executrix: DOLORES J. EDWARDS,
 c/o Griffin B. Evans, Esquire,
 P.O. Box 27370,
 Philadelphia, PA 19118.
 ATTORNEY: GRIFFIN B. EVANS,
 EVANS LAW OFFICE,
 P.O. Box 27370,
 Philadelphia, PA 19118

FRANKEL, ALFRED, dec'd.

Late of Plymouth Township.
 Executrix: KAREN S. FRANKEL,
 c/o Stanley A. Pelli, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: STANLEY A. PELLI,
 ALEXANDER & PELLI, LLC,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

HANNER, ERWIN, dec'd.

Late of Lower Moreland Township.
 Executrix: ELKE K. HANNER,
 c/o Sheri L. Pecarsky, Esquire,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057.
 ATTORNEY: SHERI L. PECARSKY,
 SHERMAN, SILVERSTEIN, KOHL,
 ROSE & PODOLSKY, P.A.,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057

HORNE, CLARENCE J., dec'd.

Late of Lower Salford Township.
 Executor: JAMES J. MCCARTHY.
 ATTORNEY: GEORGE J. TREMBETH, III,
 103 Sibley Avenue,
 Ardmore, PA 19003

HORWATH, ROBERT S., dec'd.

Late of East Norriton Township.
 Executrix: SUSAN L. HORWATH,
 2710 Hillcrest Avenue,
 East Norriton, PA 19401.
 ATTORNEY: DEBORAH B. MILLER,
 1250 Germantown Pike, Suite 300,
 Plymouth Meeting, PA 19462

HULTSLANDER, FRANK LEWIS, dec'd.

Late of Towamencin Township.
 Executor: FRANK W. HULTSLANDER,
 P.O. Box 31,
 Perkiomenville, PA 18074.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

HYDOCK, FLORENCE B., dec'd.

Late of Borough of Pottstown.
 Executrix: KAREN A. HYDOCK,
 61 Glistening Pond Drive,
 Frisco, TX 75034.
 ATTORNEY: RICHARD E. WELLS,
 635 East High Street,
 P.O. Box 657,
 Pottstown, PA 19464

JAHN, BERTHA A., dec'd.

Late of Horsham Township.
 Executor: HEATHER JUEL,
 c/o Douglas G. Thomas, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DOUGLAS G. THOMAS,
 104 North York Road,
 Hatboro, PA 19040

JOHNSON, DAVID H., dec'd.

Late of Perkiomenville, PA.
 Executrix: LINDA J. KACSER,
 5809 Nicholson Lane, #1511,
 Rockville, MD 20852.
 ATTORNEY: KENNETH E. PICARDI,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464

KIERNAN, ELIZABETH ANN, dec'd.

Late of East Norriton Township.
 Executor: NANCY SWAN,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

**KRESGE, JOAN E. also known as
 JOAN ELAINE KRESGE and
 ELAINE KRESGE, dec'd.**

Late of Borough of Lansdale.
 Executrix: DENISE L. KRESGE,
 233 Cricklewood Circle,
 Lansdale, PA 19446.
 ATTORNEY: GARY R. EGOVILLE,
 630 West Main Street,
 Lansdale, PA 19446-2012

LACEY, JAMES T., dec'd.

Late of Abington Township.
 Executrix: RUTH A. McCARTNEY,
 c/o Jonathan H. Ellis, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.

ATTORNEY: JONATHAN H. ELLIS,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

MESSA, JOSEPHINE T. also known as JOSEPHINE THERESA MESSA and JOSEPHINE MESSA, dec'd.

Late of Abington Township.
 Executor: LOUIS MESSA, JR.,
 808 Highland Avenue,
 Palmyra, NJ 08065.
 ATTORNEY: PETER J. ROHANA, JR.,
 1215 W. Baltimore Pike, Suite 14,
 Media, PA 19063

MILLER, HAZEL SUE also known as HAZEL S. MILLER, dec'd.

Late of Upper Salford Township.
 Executrix: EMILY S. DEVLIN,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

MILLER, STEPHANIE, dec'd.

Late of Borough of Pottstown.
 Executor: ERIK A. MILLER,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

MILLS JR., STANLEY G., dec'd.

Late of Cheltenham Township.
 Executrix: CATHY MILLS SPEACE,
 c/o Richard D. Soltan, Esquire,
 320 Levick Street,
 Philadelphia, PA 19111-5635.
 ATTORNEY: RICHARD D. SOLTAN,
 SOLTAN & DOUGHERTY,
 320 Levick Street,
 Philadelphia, PA 19111-5635

MORGAN, DOLORES A., dec'd.

Late of Abington Township.
 Executor: FREDERICK SCOTT MORGAN,
 183 Moredon Road,
 Huntingdon Valley, PA 19006.

NIECE, MARJORIE, dec'd.

Late of Upper Gwynedd Township.
 Executor: CHESTER A. NIECE,
 c/o Vance G. Price, Esquire,
 1816 West Point Pike, Suite 126,
 P.O. Box 904,
 Lansdale, PA 19446.
 ATTORNEY: VANCE G. PRICE,
 FRANICS, BRYANT & PRICE,
 1816 West Point Pike, Suite 126,
 P.O. Box 904,
 Lansdale, PA 19446

PICCOLO, JANYCE L., dec'd.

Late of East Norriton Township.
 Executor: THOMAS R. PITZER,
 25 Agostini Road,
 Eighty Four, PA 15330.

POSSOFF, ABRAHAM, dec'd.

Late of Lower Merion Township.
 Executor: PNC BANK, N.A.,
 c/o Daniel Marakowski, Vice President,
 1600 Market Street, 6th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: BERNARD D. BEITCH,
 BERANRD D. BEITCH & ASSOCIATES,
 2033 Walnut Street,
 Philadelphia, PA 19103

RICE, SELMA, dec'd.

Late of Abington Township.
 Executor: HUBERT S. RICE,
 c/o Gary A. Zlotnick, Esquire,
 Zarwin, Baum, DeVito, Kaplan,
 Schaer & Toddy, PC,
 1818 Market Street, 13th Fl.,
 Philadelphia, PA 19103.
 ATTORNEY: GARY A. ZLOTNICK,
 ZARWIN, BAUM, DEVITO, KAPLAN,
 SCHAER & TODDY, PC,
 1818 Market Street, 13th Fl.,
 Philadelphia, PA 19103

SCALTRITO, MELISSA MAE also known as MELISSA THOMPSON SCALTRITO, dec'd.

Late of Borough of Pottstown.
 Co-Executors: FRANK A. SCALTRITO AND
 JULIE SCALTRITO,
 857 N. Evans Street,
 Pottstown, PA 19464.

SCHIEBER JR., BYRON GEORGE, dec'd.

Late of Upper Frederick Township.
 Co-Executors: BYRON E. SCHIEBER AND
 GAIL M. SHEEHAN,
 103 Barbara Lane,
 Collegeville, PA 19426.
 ATTORNEY: MICHAEL C. PETOCK,
 P.O. Box 856,
 Valley Forge, PA 19482

SCHNEIDER, MARY L. also known as MARY LOUISE SCHNEIDER, dec'd.

Late of Borough of Lansdale.
 Executor: DAVID M. SCHNEIDER,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

SCHULER, JOAN P. also known as JOAN PLATT SCHULER and JOAN SCHULER, dec'd.

Late of Abington Township.
 Executrix: GRETCHEN S. VAN BUREN,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: MARY L. BUCKMAN,
 FORD & BUCKMAN, P.C.,
 Office Court at Blue Bell,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

SILBERG, CLAIRE F. also known as**CLAIRE FEINBLATT, dec'd.**

Late of Cheltenham Township.

Executrix: TERRY SILBERG,

136 Fisher Road,

Jenkintown, PA 19046.

STIMMLER SR., ADRIAN, dec'd.

Late of Plymouth Township.

Executor: GREGORY A. STIMMLER,

c/o Robert A. Bacine, Esquire,

101 Greenwood Avenue, 5th Fl.,

Jenkintown, PA 19046.

ATTORNEY: ROBERT A. BACINE,

FRIEDMAN SCHUMAN, P.C.,

101 Greenwood Avenue, 5th Fl.,

Jenkintown, PA 19046

STOCKTON, FLORENCE L., dec'd.

Late of Lower Moreland Township.

Administratrix: JENNIFER HALL, ESQUIRE,

c/o 925 Harvest Drive, Suite 300,

Blue Bell, PA 19422-1956.

VOSBURGH, WILLIAM WALLACE also known as**WILLIAM W. VOSBURGH, dec'd.**

Late of Lower Merion Township.

Administratrix CTA: MIRIAM VOSBURGH,

840 Montgomery Avenue, Apartment 407,

Bryn Mawr, PA 19010.

ATTORNEY: HENRY M. LEVANDOWSKI,

LEVANDOWSKI & DARPINO, LLC,

17 Mifflin Avenue, Suite 202,

Havertown, PA 19083

WEISZ, LEO, dec'd.

Late of Lower Merion Township.

Executor: HOWARD P. WEISZ,

1210 Winthrop Circle,

West Chester, PA 19380.

ATTORNEY: FRANCIS C. ORTNER, JR.,

4 Mystic Lane,

Malvern, PA 19355

WITHROW, CAROLANN M., dec'd.

Late of Upper Merion Township.

Administrator: WAYNE M. WITHROW,

c/o Louis N. Teti, Esquire,

17 West Miner Street,

West Chester, PA 19382.

ATTORNEY: LOUIS N. TETI,

MacELREE HARVEY, LTD.,

17 West Miner Street,

West Chester, PA 19382

YAGODZINSKI, GREGORY F., dec'd.

Late of Upper Pottsgrove Township.

Executrix: LINDA D. YAGODZINSKI.

ATTORNEY: DAVID G. GARNER,

221 East High Street, Suite 1,

Pottstown, PA 19464

Second Publication**ADAMCZYK, MARION J., dec'd.**

Late of Lower Pottsgrove Township.

Executor: GREGORY MOYER,

316 Perrow Lane,

Manakin Sabot, VA 23103.

ATTORNEY: LEE F. MAUGER,

P.O. Box 698,

Pottstown, PA 19464

BEAVER, WILLIAM E., dec'd.

Late of Franconia Township.

Executrix: JEAN P. BEAVER,

287 Country Club Drive,

Telford, PA 18969.

ATTORNEY: J. OLIVER GINGRICH,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

BUTLER, WILLIAM MURDOCK also known as**WILLIAM M. BUTLER and****BILL M. BUTLER, dec'd.**

Late of Borough of Norristown.

Executor: WILLIAM A. BUTLER,

974 Plymouth Road,

Plymouth Meeting, PA 19462.

CALDWELL, ROSEMARY B. also known as**ROSEMARY B. CALDWELL BURNS, dec'd.**

Late of Borough of Ambler.

Executrix: GABRIELLE C. SPRINGFIELD,

c/o McLafferty & Kroberger, P.C.,

807 Bethlehem Pike,

Erdenheim, PA 19038.

ATTORNEY: BERNARD J. McLAFFERTY,

McLAFFERTY & KROBERGER, P.C.,

807 Bethlehem Pike,

Erdenheim, PA 19038

CUNNINGHAM, JOAN M. also known as**JOAN CUNNINGHAM, dec'd.**

Late of Lower Providence Township.

Executrix: SUSAN M. MONTGOMERY,

1702 Northridge Court,

Phoenixville, PA 19460.

ATTORNEY: HARVEY FRIEDLAND,

HILL, FRIEDLAND & SCARAFONE,

1717 Swede Road, Suite 200,

Blue Bell, PA 19422-3372

DANKOWSKI, M. JANE also known as**MARY JANE DANKOWSKI, dec'd.**

Late of Borough of Collegeville.

Executor: JOSEPH E. DANKOWSKI,

15 Larkspur Lane,

Collegeville, PA 19426.

ATTORNEY: KATHLEEN M. MARTIN,

O'DONNELL, WEISS & MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

DAVIS, DORIS L. also known as**DORIS DAVIS, dec'd.**

Late of Upper Salford Township.

Executor: ERIC B. DAVIS,

c/o John H. Filice, Esquire,

Rubin, Glickman, Steinberg & Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JOHN H. FILICE,

RUBIN, GLICKMAN, STEINBERG & GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

DELANEY, CAROL ANN, dec'd.

Late of West Norriton Township.

Executrix: BARBARA KIRKPATRICK,

2004 Keswick Way,

Jeffersonville, PA 19403.

DEMPSEY, MICHAEL W., dec'd.

Late of Plymouth Township.
 Executor: RYAN DEMPSEY,
 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

DEWALT, RUTH MAY also known as RUTH DEWALT, dec'd.

Late of Lower Pottsgrove Township.
 Executor: GLORIA J. HICKS,
 2020 Sunnyside Avenue,
 Pottstown, PA 19464.
 ATTORNEY: DIANE M. ZABOWSKI,
 ZABOWSKI LAW, LLC,
 117 West Second Avenue,
 Collegeville, PA 19426

DONATUCCI JR., THOMAS F. also known as THOMAS FRANCIS DONATUCCI, JR., THOMAS DONATUCCI, JR. and TOMAS DONATUCCI, dec'd.

Late of Lower Merion Township.
 Administratrix: JEANNETTE DONATUCCI,
 c/o Michael J. Maransky, Esquire,
 10 Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MICHAEL J. MARANSKY,
 FOX ROTHSCHILD LLP,
 10 Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

FORMAN, REGINA, dec'd.

Late of Cheltenham Township.
 Executors: BERTRAM FORMAN AND
 KENNETH FORMAN,
 c/o Lawrence Singer, Esquire,
 1515 Market Street, Suite 1200,
 Philadelphia, PA 19102.
 ATTORNEY: LAWRENCE SINGER,
 1515 Market Street, Suite 1200,
 Philadelphia, PA 19102

GALINSKY, MARTIN M. also known as MORRIS M. GALINSKY and MARTIN GALINSKY, dec'd.

Late of Upper Merion Township.
 Executor: EDWARD GALINSKY,
 20328 Valley Forge Circle, Apt. 328,
 King of Prussia, PA 19406-1108.
 ATTORNEY: KATHLEEN A. MALOLES,
 SOLOMON & BERSCHLER, P.C.,
 522 Swede Street,
 Norristown, PA 19401

GUERIN-CRONIN, ALICE M., dec'd.

Late of Upper Providence Township.
 Co-Executrices: VIRGINIA L. FALKENBACH AND
 ANNETTE M. GUERIN.
 ATTORNEY: DENNIS WOODY,
 110 West Front Street,
 Media, PA 19063,
 610-566-8770

LACEY, JEANNE M. also known as JEANNE MIRIAM LACEY, dec'd.

Late of Abington Township.
 Executrix: RUTH A. McCARTNEY,
 c/o Jonathan H. Ellis, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: JONATHAN H. ELLIS,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

LONGO, GINO, dec'd.

Late of Douglass Township.
 Co-Executors: GINA L. JAMES,
 1310 Roberts Road,
 Gilbertsville, PA 19464,
 MARC R. LONGO,
 206 Whitehorse Court,
 Harleysville, PA 19438.
 ATTORNEY: KATHLEEN M. MARTIN, CELA,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

LORRAINE, RHODA also known as RHODA K. LORRAINE, dec'd.

Late of Borough of Lansdale.
 Executor: RICHARD S. LORRAINE,
 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

MADDEN, MARIE R. also known as**MARIE MADDEN and MARIE R. HARTNETT-MADDEN, dec'd.**

Late of Borough of Rockledge.
 Executrix: PATRICIA A. MENGEL,
 A/K/A PATRICIA A. MENGEL-KEMPER,
 c/o Bowen & Burns,
 530 Street Road,
 P.O. Box 572,
 Southampton, PA 18966.
 ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road,
 P.O. Box 572,
 Southampton, PA 18966

MARGULIES, MELINDA SUSAN, dec'd.

Late of Lower Salford Township.
 Executor: STUART MARGULIES,
 523 Spring Hill Drive,
 Harleysville, PA 19438.

MAZZANTI, ANGELINE M., dec'd.

Late of Marlborough Township.
 Executrix: SUSAN GUILLIANO,
 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

McMANUS, JOHN L., dec'd.

Late of Abington Township.
 Executors: GRETCHEN M. LIUZZI AND
 PNC BANK, NATIONAL ASSOCIATION,
 Attn: Sharon L. Whitney,
 c/o Heckscher, Teillon, Terrill & Sager, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: THOMAS O. HISCOTT,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

MOSER, MARY E., dec'd.

Late of Lower Pottsgrove Township.
 Co-Executors: CATHY M. DOBROWAL AND
 RANDY R. MOSER,
 c/o John J. Hare, Jr., Esquire,
 2370 York Road, Suite A-6,
 Jamison, PA 18929,
 215-343-1320.

**PAPIERNIK, STEFAN also known as
STEFAN N. PAPIERNIK and
STEFAN NOEL PAPIERNIK, dec'd.**

Late of Borough of Telford.
 Administrator: STEVEN C. PAPIERNIK,
 c/o Grim, Biehn & Thatcher,
 P.O. Box 215,
 Perkasio, PA 18944.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasio, PA 18944

RADCLIFFE, JOHN T., dec'd.

Late of Franconia Township.
 Executor: SEAN RADCLIFFE,
 2600 South Hampton Road,
 Philadelphia, PA 19116.
 ATTORNEY: JAMES M. SCHILDT,
 1007 West Broad Street,
 Quakertown, PA 18951

ROSENFELD, LEONARD J., dec'd.

Late of Lower Gwynedd Township.
 Executrix: PAULA SCHRAM,
 c/o Robert A. Cohen, Esquire,
 717 Constitution Drive, Suite 201,
 P.O. Box 1265,
 Exton, PA 19341.
 ATTORNEY: ROBERT A. COHEN,
 RILEY RIPER HOLLIN & COLAGRECO,
 717 Constitution Drive, Suite 201,
 P.O. Box 1265,
 Exton, PA 19341

**SCHEETZ, BERNADINE L. also known as
BERNADINE L. PIACITELLI, dec'd.**

Late of Lower Providence Township.
 Executor: CHRISTOPHER B. SCHEETZ,
 146 Fairview Drive,
 Hanover, PA 17331.
 ATTORNEY: WILLIAM H. MITTMAN, JR.,
 111 South Church Street,
 West Chester, PA 19382

SILK, SHIRLEY, dec'd.

Late of Lower Merion Township.
 Executor: RAYMOND E. SILK,
 c/o Paul E. Bomze, Esquire,
 One Liberty Place, 46th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: PAUL E. BOMZE,
 KLEINBARD BELL & BRECKER LLP,
 One Liberty Place, 46th Floor,
 1650 Market Street,
 Philadelphia, PA 19103

**SIMMONS, ROBERT W. also known as
ROBERT WARREN SIMMONS, dec'd.**

Late of Borough of East Greenville.
 Co-Executors: ROBERTA SIMMONS,
 449 Washington Street,
 East Greenville, PA 18041,
 CARL SIMMONS,
 913 S. Reading Avenue,
 Boyertown, PA 19512.

SIMON, KURT, dec'd.

Late of Abington Township.
 Executrix: CATHYMARIE GERLACH,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

SLOSS, HERBERT LOUIS, dec'd.

Late of Upper Dublin Township.
 Executrix: LOUISE SLOSS,
 735 Susquehanna Road, Apt. B-6,
 Fort Washington, PA 19034.

STREET, ELLEN M., dec'd.

Late of Horsham Township.
 Executrix: ELLEN M. O'BRIEN,
 c/o John D. Kessler, Esquire,
 Beaver Hill South, Suite 400B,
 100 West Avenue,
 Jenkintown, PA 19046

TOUCHSTONE, ANDREW K., dec'd.

Late of Lower Merion Township.
 Administratrix: TERI TOUCHSTONE,
 1200 Youngsford Road,
 Gladwyne, PA 19035.
 ATTORNEY: AMY H. BESSER,
 THE LAW OFFICES OF PETER L. KLENK &
 ASSOCIATES,
 1701 Walnut Street, 6th Floor,
 Philadelphia, PA 19103

**TREIMAN, CAROL also known as
CAROL B. TREIMAN, dec'd.**

Late of Borough of Jenkintown.
 Executor: SAUL TREIMAN,
 523 Cambridge Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: HENRY M. LEVANDOWSKI,
 LEVANDOWSKI & DARPINO, LLC,
 17 Mifflin Avenue, Suite 202,
 Havertown, PA 19083

TROTTER, MEGAN MERRILL also known as**MEGAN M. TROTTER and****MEGAN TROTTER, dec'd.**

Late of Borough of Norristown.

Administrators: BERNICE R. TROTTER AND

ROSS C. TROTTER,

1652 Markley Street,

Norristown, PA 19401.

ATTORNEY: KATHLEEN A. MALOLES,

SOLOMON & BERSCHLER, P.C.,

522 Swede Street,

Norristown, PA 19401

TURNER JR., JAMES A., dec'd.

Late of Hatfield Township.

Executrix: JOANNE M. TURNER,

2125 Hidden Meadow Drive,

Colmar, PA 18915.

ATTORNEY: FRANCIS X. BUSCHMAN, JR.,

BUSCHMAN & JOHNSON,

228 North Main Street,

Souderton, PA 18964

WALMSLEY, GARY MICHAEL, dec'd.

Late of Springfield Township.

Executor: MICHAEL JOHN WALMSLEY,

9429 Academy Road,

Philadelphia, PA 19114.

WANGER, JOHN ABRAHAM also known as**JOHN A. WANGER, JR., dec'd.**

Late of Borough of Pottstown.

Executor: RAYMOND P. WANGER,

2130 Conestoga Road,

Chester Springs, PA 19425.

WILKINSON, VIRGINIA, dec'd.

Late of Wyndmoor, PA.

Executrix: YVONNE A. JUGAN,

1471 Gainer Hill Road,

Dushore, PA 18614.

ATTORNEY: SCOTT A. WILLIAMS,

57 East Fourth Street,

P.O. Box 3,

Williamsport, PA 17703-0003

Third and Final Publication**AUNGST, CATHERINE M., dec'd.**

Late of Borough of Rockledge.

Executrix: JANEEN AUNGST,

1512 Reservoir Avenue,

Abington, PA 19001.

BATH, EDNA M. also known as**EDNA MAE BATH, dec'd.**

Late of Borough of Lansdale.

Executrix: KAREN LEE WHITENIGHT,

200 Sheffield Drive,

Dallastown, PA 17313.

BECHTEL, EMMA CASSEL, dec'd.

Late of Borough of Pottstown.

Executor: DON BECHTEL,

2185 Deer Lane,

Schwenksville, PA 19473.

BLEIMAN, RUTH D. also known as**RUTH BLEIMAN, dec'd.**

Late of Lower Providence Township.

Executors: JEFFREY BLEIMAN AND

BARRY E. BRESSLER,

c/o Law Offices of Michelle C. Berk, Esquire,

Law Offices of Michelle C. Berk, P.C.

400 Maryland Drive, Suite 200,

Fort Washington, PA 19034,

BODIEE, JOHN, dec'd.

Late of Cheltenham Township.

Executors: MARY V. UZDIENSKI AND

EDWARD UZDIENSKI, JR.,

c/o Marie K. Parrott, Esquire,

1420 Walnut Street, Suite 1107,

Philadelphia, PA 19102.

ATTORNEY: MARIE K. PARROTT,

1420 Walnut Street, Suite 1107,

Philadelphia, PA 19102

COLKET, MARY H. F. also known as**MARY F. COLKET, dec'd.**

Late of Lower Merion Township.

Executor: CHARLES F. THOMSON,

c/o Edward J. Kaier, Esquire,

1835 Market Street,

Philadelphia, PA 19103-2968.

ATTORNEY: EDWARD J. KAIER,

TEETERS HARVEY MARRONE & KAIER,

1835 Market Street,

Philadelphia, PA 19103-2968

DERBYSHIRE, MARJORIE B. also known as**MARJORIE BOYD DERBYSHIRE, dec'd.**

Late of Whitpain Township.

Executors: ROBERT B. DERBYSHIRE AND

NANCY D. LENEWEAVER,

c/o Rodman M. Rosenberger, Esquire,

One Summit Street,

Philadelphia, PA 19118.

ATTORNEY: RODMAN M. ROSENBERGER,

BARBER SHARPE & ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118

GAMBLE, DOROTHY T., dec'd.

Late of Abington Township.

Executor: MARK GAMBLE,

1270 Rosemont Lane,

Abington, PA 19001.

GRANT, JOHN L., dec'd.

Late of Whitpain Township.

Executrix: NANCY L. GRANT-FOX,

c/o 400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,

TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

HANNON, JOSEPH E., dec'd.

Late of Upper Frederick Township.

Executor: WARREN CLEMENTS,

c/o Beeghley and Beeghley,

3038 Butler Pike,

Conshohocken, PA 19428.

HANSCOM, DOROTHY G. also known as**DOROTHY GORDON HANSCOM and****DOROTHY HANSCOM, dec'd.**

Late of Abington Township.

Executors: GORDON M. HANSCOM,

RICHARD S. HANSCOM, JR. AND

PAUL C. HEINTZ,

One Penn Center, 19th Floor,

1617 John F. Kennedy Boulevard,

Philadelphia, PA 19103-1895.

ATTORNEY: PAUL C. HEINTZ,

OBERMAYER REBMANN MAXWELL &

HIPPEL LLP,

One Penn Center, 19th Floor,

1617 John F. Kennedy Boulevard,

Philadelphia, PA 19103-1895

HARTLEY, DOLORES R., dec'd.

Late of Lower Providence Township.
 Executor: DOLORES A. KRAUSS,
 211 Sunnyside Avenue,
 Norristown, PA 19403.
 ATTORNEY: JOHN F. WALKO,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

LANZA, ELIZABETH T. also known as

ELIZABETH LANZA, dec'd.
 Late of Plymouth Township.
 Executor: JAMES L. CARBO,
 c/o Alfred J. Merlie, Esquire,
 261 Old York Road, Suite 733,
 Jenkintown, PA 19046.
 ATTORNEY: ALFRED J. MERLIE,
 261 Old York Road, Suite 733,
 Jenkintown, PA 19046

LESCHINSKY, MARIM L., dec'd.

Late of Borough of Lansdale.
 Executor: DAVID B. LESCHINSKY,
 45 Cornfield Lane,
 Port Matilda, PA 16870.
 ATTORNEY: JAMES L. GREEN,
 919 University Drive, First Floor,
 State College, PA 16801

McGURL, JEANETTE E., dec'd.

Late of Borough of Hatboro.
 Executor: PAUL McGURL,
 410 Bella Vista Court N,
 Jupiter, FL 33477.

MENGEL, EDWARD P., dec'd.

Late of Borough of Pottstown.
 Executrix: BONITA L. CAMERON,
 390 Potts Court,
 Pottstown, PA 19464.
 ATTORNEY: LEE F. MAUGER,
 P.O. Box 698,
 Pottstown, PA 19464

O'BRIEN, TIMOTHY, dec'd.

Late of Borough of Norristown.
 Executrix: JEANETTE KLINE,
 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

OFFORD, JESSICA DANIELLE, dec'd.

Late of Montgomery County.
 Administrator: GLEN OFFORD,
 8305 S. Ridge Drive,
 Macungie, PA 18062

POOLE, JOHN W., dec'd.

Late of East Norriton Township.
 Executrix: LISA P. DEEM,
 c/o Daniel A. Czaplicki, Esquire,
 Czaplicki & Gregor, PC,
 16 Campus Blvd., Suite 200,
 Newtown Square, PA 19073.
 ATTORNEY: DANIEL A. CZAPLICKI,
 CZAPLICKI & GREGOR, PC,
 16 Campus Blvd., Suite 200,
 Newtown Square, PA 19073

PRICE, MARY ELLEN, dec'd.

Late of Whitpain Township.
 Executor: JOSEPH A. PRICE, III,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: KEVIN J. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

RISHAR, JOSEPH F., dec'd.

Late of Plymouth Township.
 Executrix: CATHY S. PRADO,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 116,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 116,
 Blue Bell, PA 19422-0702

ROWLES, LESLIE A., dec'd.

Late of Worcester Township.
 Executor: GARY ROWLES,
 2157 Jacobs Sawmill Road,
 East Greenville, PA 18041.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

SPITZER, JUDY A., dec'd.

Late of Lower Merion Township.
 Executor: JOHN J. SPITZER,
 1640 Oakwood Drive, Unit #109 West,
 Narberth, PA 19072.
 ATTORNEY: KENNETH D. BERMAN,
 1528 Walnut Street, Suite 515,
 Philadelphia, PA 19102

STEVENS, LORRAINE B., dec'd.

Late of Abington Township.
 Administratrix: LYNN A. STEVENS,
 c/o Law Offices of Gerhard & Gerhard,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038.
 ATTORNEY: ROBERT C. GERHARD, JR.,
 LAW OFFICES OF GERHARD & GERHARD,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038

TINNENEY, REGINA M. also known as

REGINA TINNENEY, dec'd.
 Late of Borough of Trappe.
 Executor: MICHAEL B. TINNENEY,
 804 Red Coat Road,
 Collegeville, PA 19426.
 ATTORNEY: ADAM T. KATZMAN,
 PORTER & KATZMAN, P.C.,
 1117 Bridge Road, Suite A,
 P.O. Box 268,
 Creamery, PA 19430,
 610-409-2909

VENABLE, GRACE DRYDEN also known as

GRACE D. VENABLE, dec'd.
 Late of Lower Merion Township.
 Executrix: GRACE V. JENCHURA,
 617 Schiller Avenue,
 Merion Station, PA 19066.
 ATTORNEY: LINDA M. ANDERSON,
 ANDERSON ELDER LAW,
 206 Old State Road,
 Media, PA 19063

WHITLEY, ELWOOD O., dec'd.

Late of Borough of Conshohocken.
 Executrix: DAWN A. HOFFMAN,
 1231 Fayette Street,
 Conshohocken, PA 19428.

ATTORNEY: LINDA M. ANDERSON,
 ANDERSON ELDER LAW,
 206 Old State Road,
 Media, PA 19063

WIDMANN, JOSEPH J., dec'd.

Late of Worcester Township.
 Executor: RICHARD J. WIDMANN,
 c/o Harriet R. Litz, Esquire,
 Mullaney & Mullaney, LLC,
 3881 Skippack Pike,
 P.O. Box 1368,
 Skippack, PA 19474-1368

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

Bridgeport Family Pharmacy with its principal place of business at 65 Dorchester Road, Collegeville, PA 19426.

The name and address of the entity owning or interested in said business is: LS Health, LLC, 65 Dorchester Road, Collegeville, PA 19426.

The application was filed on October 1, 2014.

Matthew G. Hauber, Esquire

Hauber Law, LLC
 601 Chadds Ford Drive, Suite 200
 Chadds Ford, PA 19317

NOTICE IS HEREBY GIVEN, pursuant to the provisions of 54 Pa.C.S., that an Application for Registration of Fictitious Name for the conduct of a business in Montgomery County, PA, under the assumed or fictitious name, style or designation of **DAVIDsTEA** was filed in the office of the Secy. of the Commonwealth of Pennsylvania (PA), Dept. of State, on 11/6/2014. Purpose: Any lawful activity. Principal place of business: 2154-D 160-N Gulph Rd., King of Prussia, PA 19406. The name and address of the person/entity owning or interested in said business is DAVIDSTEAM (USA) INC., c/o Corporation Service Company, PA.

Disclaimer Records with its principal place of business at 45 Railroad Street, Linfield, PA 19468.

The name and address of the person owning or interested in said business is: Stephen Calamia, 45 Railroad Street, Linfield, PA 19468.

The application was filed on September 24, 2014.

New Hanover Volunteer Fire and Rescue Services with its principal place of business at 2154 Swamp Pike, Gilbertsville, PA 19525.

The name and address of the entity owning or interested in said business is: New Hanover Township Volunteer Fire Company No. 1, 2154 Swamp Pike, Gilbertsville, PA 19525.

The application was filed on November 10, 2014.

John E. Muir, Esquire
Kozloff Stoudt Attorneys
 2640 Westview Avenue
 Wyomissing, PA 19610

No Corners Cut with its principal place of business at 5 Plymwood Drive, Plymouth Meeting, PA 19462.

The name and address of the person owning or interested in said business is: Robert Merone, 5 Plymwood Drive, Plymouth Meeting, PA 19462.

The application was filed on September 30, 2014.

Seeley Lawn and Landscape with its principal place of business at 511 Devon Circle, Harleysville, PA 19438.

The name and address of the person owning or interested in said business is: Jacob Seeley, 511 Devon Circle, Harleysville, PA 19438.

The application was filed on September 30, 2014.

Step Leap Fly Ministry with its principal place of business at 8226 Brookside Road, Elkins Park, PA 19027.

The name and address of the person owning or interested in said business is: Robin Eisenberg, 8226 Brookside Road, Elkins Park, PA 19027.

The application was filed on November 17, 2014.

supero construction with its principal place of business at 2908 Washington Lane, Hatfield, PA 19440.

The names and address of all persons owning or interested in said business are: Kyle Allen Wireman and Rob Goepfert, 2908 Washington Lane, Hatfield, PA 19440.

The application was filed on October 3, 2014.

Uriel's landscaping with its principal place of business at 120 E. Wood Street, Norristown, PA 19401.

The name and address of the person owning or interested in said business is: Jose Perez, 120 E. Wood Street, Norristown, PA 19401.

The application was filed on September 30, 2014.

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on September 29, 2014, with the Pennsylvania Department of State for **Craftwell Builders LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Notice is hereby given that a Certificate of Organization was filed on December 19, 2013, with the Pennsylvania Department of State for **Robert J. Kerns Attorney At Law LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Robert J. Kerns, Esquire
 23 North Lane
 North Wales, PA 19454

MISCELLANEOUS

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that Perkiomenville Mennonite Church has filed a Petition with the Montgomery County Court of Common Pleas, at docket number 14-28361, in which it requests permission to remove the remains from all of the gravesites within its existing Church Cemetery located off of Deep Creek Road, Upper Frederick Township, Montgomery County, Pennsylvania, and to re-inter said remains in individual graves in the newly established Church Cemetery located at 1836 Gravel Pike, Upper Frederick Township, Montgomery County, Pennsylvania.

A hearing on the Petition will be held on Friday, December 5, 2014, in Court Room "A" of the Montgomery County Court House at 1:30 P.M. All persons interested in the matter may attend the hearing and offer testimony regarding the Petition.

Jeffrey R. Boyd, Esquire
 Attorney for Perkiomenville
 Mennonite Church
 7 East Philadelphia Avenue
 Boyertown, Pennsylvania 19512
 610-367-2148

SALE OF REAL ESTATE

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 NO. 2010-30388

3120 PENN ASSOCIATES, LLC,
 PLAINTIFF

VS.

JOSEPH CANAZARO,
 DEFENDANT

To: **ALL PARTIES IN INTEREST AND CLAIMANTS**

From: Jessica M. Gulash, Esquire
 Lundy, Beldecos & Milby, P.C.
 450 N. Narberth Avenue, Suite 200
 Narberth, PA 19072
 (610) 668-0772

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

You are notified that Defendant Joseph Canazaro's real estate, and any improvements thereon, located at 3120 Penn Street, Hatfield, Pennsylvania, is scheduled to be sold at sheriff's sale on December 10, 2014, at 1:00PM, at Norristown, PA, to enforce the amount remaining on the entered court judgment being \$617,147.05 plus interest, attorney's fees, and costs from April 11, 2014, obtained by 3120 Penn Associates, LLC against Defendant in the above-captioned action. The owner and reputed owner of the property to be sold is Joseph Canazaro.

Our records indicate that you may hold a mortgage or judgment on the property located at 3120 Penn Avenue, Hatfield, Pennsylvania, which will be extinguished

in the sale. You may wish to attend the sale to protect your interests. A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Montgomery Bar Association
 100 W. Airy Street
 P.O. Box 268
 Norristown, PA 19401

To: **JOSEPH CANAZARO and/or his Heirs**

From: Jessica M. Gulash, Esquire
 Lundy, Beldecos & Milby, P.C.
 450 N. Narberth Avenue, Suite 200
 Narberth, PA 19072
 (610) 668-0772

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this sheriff's sale, you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff 3120 Penn Associates, LLC the sum of \$617,147.05 plus interest, legal fees and costs from April 11, 2014. To find out how much you must pay, you may call: (610) 668-0770.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for a good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have at stopping the sale. (See notice on next page on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1) If the sheriff's sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling (610) 278-3331.

2) You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.

3) The sale will go through only if the buyer pays the sheriff the full amount due in the sale. To find out if this has occurred, you may call (610) 278-3331.

4) If the amount due from the buyer is not paid to the sheriff, you will remain the owner of the property as if the sale never happened.

5) You have a right to remain in the property until the full amount due is paid to the sheriff and the sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6) You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the sheriff on a date specified by the sheriff not later than thirty (30) days following the sale. This schedule will state who will be receiving what money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the sheriff within ten (10) days after the filing of the schedule of distribution.

7) You may have other rights and defenses or ways of getting your property back if you act immediately after the sale.

TRUST NOTICES

First Publication

ANN M. SIBSON REVOCABLE TRUST DATED MAY 12, 2004, AS AMENDED AND RESTATED JUNE 11, 2010

Notice is hereby given pursuant to Section 7755(c) of the Uniform Trust Act of the existence of the Ann M. Sibson Revocable Trust dated May 12, 2004, as amended and restated June 11, 2010.

The settlor Ann M. Sibson has died, and pursuant to the trust terms, the trust will be distributed.

All persons indebted to the trust or the settlor are requested to make payment, and those having claims or demands against the same to present shall do so without delay to the trustee:

William S. Sibson, Jr.
c/o Paul T. Fabiano, Esq.
6943 Sunflower Lane
Macungie, PA 18062

LORETTA J. GARFINKEL A/K/A JEAN GARFINKEL A/K/A LORETTA J. PASTER A/K/A LORETTA J. PASTER GARFINKEL LIVING TRUST DATED AUGUST 8, 1996 AS AMENDED

LORETTA J. GARFINKEL, Deceased. Late of Montgomery County, Pennsylvania.

This trust is in existence and all persons having claims or demands against LORETTA J. GARFINKEL A/K/A JEAN GARFINKEL A/K/A LORETTA J. PASTER A/K/A LORETTA J. PASTER GARFINKEL to make known the same and all persons indebted to the decedent to make payment without delay to longer live, Trustee NANCY F.P. OSTROFF c/o ALLEN S. KELLERMAN, ESQUIRE, or to her attorney:
Allen S. Kellerman, Esquire
255 S. 17th Street, Suite 2609
Philadelphia, PA 19103

Third and Final Publication

THE D. JOYCE HOWARD IRREVOCABLE PROPERTY TRUST AGREEMENT

D. JOYCE HOWARD, Deceased

**Sanatoga Center, Pottstown,
Montgomery County, Pennsylvania**

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The D. Joyce Howard Irrevocable Property Trust Agreement is in existence, that D. Joyce Howard is deceased, and that Diane E. Stauffer is the Trustee.

ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Mrs. Diane E. Stauffer
492 Fancy Hill Road
Boyertown, PA 19512

or

Scott C. Painter, Esquire
Attorney for the Trustee Diane E. Stauffer
906 Penn Ave.
P.O. Box 6269
Wyomissing, PA 19610

EXECUTIONS ISSUED

Week Ending November 18, 2014

The Defendant's Name Appears First in Capital Letters

ARMADILLO TRADING COMPANY, INC.:
AMAZON COM, LLC, GRNSH. - Montgomeryville
Real Estate Associates, L.P.; 201424400; WRIT/EXEC.
ATLANTIC 3 CONSTRUCTION CO.: MESSA, JOE:
TINA: FIRST NIAGARA BANK, GRNSH. -
Norris Sales Co., Inc.; 201429741; \$10,379.19.
BAZEMORE, CLAUDE: BISHOP, JOHN:
TODD, ET AL. - Matrix Financial Services Corp.;
201404059.
BECHTEL, DAVID - Wells Fargo Bank, N.A., et al.;
201030015; \$120,409.50.
BOUNDS, DORIS: OMAAR - GMAC Mortgage, LLC,
et al.; 201303129; \$126,351.91.
BRAINERD, JOHN - Quicken Loans, Inc.; 201422969.
BRYSON, KRISTI: MARK: MARK - Deutsche Bank
National Trust Company, et al.; 201332009;
WRIT/EXEC.
CAIRNS, CHRISTOPHER: TINER, TAMMY:
CITIZENS BANK, GRNSH. - 100 Centre Avenue
Condominium Association; 201315979; WRIT/EXEC.
CARBAJAL, LAURA: LOUIS - Bank Of America,
National Association, et al.; 201223163; \$254,611.51.
CASTORINA, KAREN - Bank Of America, N.A.;
201408901.
CHALAL, MATTHEW: MYERS-CHALAL, JENNIFER -
U.S. Bank, National Association, et al.; 201400544;
\$463,442.75.
CHRISTOPHER, KAREN - HSBC Bank USA, N.A.;
201418910.
CIAVARELLI, CARL: RANDI - M&T Bank; 201334201;
\$209,082.94.
CUPITT, BRIAN: ANGELINE: ANGELINE, ET AL. -
Bank Of America, N.A.; 201417323; \$112,059.33.
DAVIS, CAROLYN: CAROLYN: WAYNE, ET AL. -
Deutsche Bank Trust Company; 201423285.
DORSEY, RICHARD: TARISSA - Rosecliff Manor
Community Assoc.; 201428741; \$2,899.60.
DVFG RETIREMENT PLAN SERVICES, INC.:
DELAWARE VALLEY FINANCIAL GROUP, INC.:
LLC: VANTAGE POINT BANK, GRNSH., ET AL. -
Bancorp Bank; 201334599; WRIT/EXEC.

GLASGOW, BERNADETTE: POTTS, BERNADETTE - Wells Fargo Bank, N.A.; 201426003; \$231,997.13.
 HARBACH, MICHAEL: MICHAEL - Santander Bank, N.A.; 201406070; \$98,813.92.
 JEAN, NESLY: DJINNA: LAFAISE, DJINNA - Bank Of New York Mellon, et al.; 201214281; \$283,247.54.
 KOHL, JENNIFER: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - SLM Education Credit Finance Corporation; 201333105; \$11,512.63.
 LEBON, KATHLEEN: RICHARD - Bank Of America, N.A., et al.; 201406137; \$182,786.42.
 LEES INDUSTRIES, INC.: LEES HOME HEALTH SERVICES, INC.: KINARD, NINA: BANK OF AMERICA, GRNSH., ET AL. - Bishop, Tracy, et al.; 201429731; \$2,786,425.57.
 LEONI, EUGENE P.: MARIAN E.: GREGORY - Leoni, Eugene P., Jr., et al.; 198901293; ORDER/\$849,600.00.
 LEONI, EUGENE P.: MARIAN E.: GREGORY - Leoni, Eugene P., Jr., et al.; 198901294; ORDER/\$849,600.00.
 McCABE, ANNA: ANNA: BUTCH, ET AL. - Bank Of New York Mellon, et al.; 201423341; \$285,550.81.
 McFARLAND, SCOTT: BASEMENT SERVICES 911 NEW JERSEY, INC.: BASEMENT SERVICES 911, LLC: SUSQUEHANNA BANK, GRNSH., ET AL. - Yellow Book Sales And Distribution Company, Inc.; 201012642; WRIT/EXEC.
 McNamara-DOUGHERTY, MARY: THE UNITED STATES OF AMERICA - Bank Of America, N.A.; 201418143.
 MEYER, ANDREW: AM DESIGN ENTERPRISES, LLC: ANDREW MEYER DESIGNS, LLC: FIRSTTRUST BANK, GRNSH. - McElroy, Deutsch, Mulvaney & Carpenter, LLP; 201333034; \$5,840.75.
 MILLER, GREGG: HUNTINGDON VALLEY BANK, GRNSH. - Hampton Crossing Condominium Association; 201429488; WRIT/EXEC.
 NORMAN, ZURI - Bank Of America, N.A.; 201422500.
 OVERWISE, DAVID: DIANE - Hatboro Federal Savings; 201330187; \$142,927.11.
 PHILLIPS, EDWARD - Wells Fargo Bank, N.A., As Trustee For Carrington; 201126897; \$190,167.65.
 POND, DONALD - BAC Home Loans Servicing, L.P., et al.; 201025380; \$281,571.43.
 POTTSTOWN OASIS - Waste Management Of Pennsylvania, Inc.; 201424827; \$6,382.05.
 ROWDEN, BETTY: BETTY: DORAN, EFFA - Pennymac Corporation; 201333261; \$188,115.85.
 SAKAT, LLC: FAMOUS FAT FREDDIE'S PIZZA: MICKLETZ, SUSAN: FIRST NIAGARA BANK, GRNSH. - US Foods, Inc. F/K/A Vesuvio Foods Co.; 201330372; WRIT/EXEC.
 SALVATORE VENEZIA: HOMELAND PEST CONTROL, INC. - HIBU, Inc., et al.; 201428681; WRIT/EXEC.
 SAYERS, JOHN: KSA VENDING, INC. - Olson, Donald, et al.; 201303601; \$53,506.46.
 SCHARR, WILLIAM - HSBC Bank USA, National Association; 201424633; \$121,430.45.
 SHAND, CLAIRE: BANK OF AMERICA, GRNSH. - Citibank, N.A.; 201211932; \$5,908.20.
 SHEINBAUM, CLAIRE - Bank Of America, et al.; 201231652; WRIT/EXEC.
 SLATON, JOSEPH: WELLS FARGO, GRNSH. - First National Bank Of Omaha; 201419846.
 SONSTEIN, STEVEN: CAROLE: UNITED STATES OF AMERICA - Wells Fargo Bank, N.A.; 201408906.

SPINELLI, ALFONSO: VERONICA - ING Bank FSB; 201133537; WRIT/EXEC.
 THOMPSON, CRAIG - 21st Mortgage Corporation; 201422750.
 TIMER, JOHN: TD BANK, GRNSH. - American Express Bank, FSB; 201425073.
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS: LANE, RONALD - JPMorgan Chase Bank, N.A., et al.; 201412146; \$54,646.73.
 UNKNOWN SURVIVING HEIRS OF JAMES DALEY, SR. A/K/A JAMES J. DALY: DALEY, JAMES: LANDIS, MARIANNE, ET AL. - LPP Mortgage, Ltd.; 201402841; \$137,506.07.
 VIA, MICHAEL - JPMorgan Chase Bank, National Association; 201327354; AMEND IN REM ORDER/\$163,957.12.
 WARREN-CUTLER, HELENE: CUTLER, EVAN - Citizens Bank Of Pennsylvania; 201401317.
 YELSON, SHEILA: SHEILA: MICHAEL, ET AL. - Wells Fargo Bank, N.A.; 201406570.

JUDGMENTS AND LIENS ENTERED

Week Ending November 18, 2014

**The Defendant's Name Appears
First in Capital Letters**

BAILEY, DONAHUE: PAMELA - Provident Bank; 201429831; Complaint In Confession of Judgment; \$5,319.49.
 C&V MANAGEMENT COMPANY, LLC: DOLLAR STOP - Swede Square Associates, LLC; 201429770; Complaint In Confession of Judgment Money; \$POSESSION.
 DESIGN OPTIONS HOLDINGS, LLC - Banc Of America Leasing & Capital, LLC; 201429659; Foreign Judgment; \$43226.51.
 FIRST FAZE LLC - Davis And Bucco P C; 201429762; Complaint In Confession of Judgment; \$38,000.00.
 FRANK DEGRAZIO ROOFING & SIDING - Merchan, Anderson; 201429651; Judgment fr. District Justice; \$4111.50.
 HIRSCH, DAVID - Whitemarsh Township Authority; 201429685; Judgment fr. District Justice; \$1,553.33.
 KAHAN, WILLIAM: ENERGY REDUCTION GROUP LLC - Ray Angelini Inc; 201429755; Complaint In Confession of Judgment; \$60,000.00.
 LOGIC GROUP INC: LOGIC GROUP - Westover Companies; 201429738; Complaint In Confession of Judgment; \$63,343.24.
 MIRACLE BROWS INC: MIRACLE BROWS AND MORE - King Of Prussia Associates; 201429736; Complaint In Confession of Judgment; \$POSESSION.
 TRUTH, NADINE: JOSEPH - Pellegrino, Frank; 201429661; Mechanics Lien Claim; \$5189.17.
ABINGTON TWP. - entered municipal claims against:
 Miller, Angela; 201429837; \$149.50.
NORRISTOWN MUNICIPALITY - entered municipal claims against:
 Wilkinson, Norman; 201429619; \$308.31.
PENNA. DEPT. OF REV. - entered claims against:
 Adesanya, Adenekan: Afoluso; 201463481; \$658.35.

Agnew, John; 201463472; \$3156.42.
 Ansbro, Gregory; 201463490; \$1206.77.
 Antrim, Michael: Anita; 201463479; \$3625.37.
 Ball, Michael; 201463471; \$213.51.
 Ball, Michael: Kimberly; 201463480; \$658.35.
 Bragg, Sandra; 201463457; \$1542.75.
 Cavaliere, Kyle; 201463436; \$955.84.
 Chiodo, Michael; 201463468; \$4389.42.
 Clarke, Gerald; 201463446; \$1220.95.
 Clarke, Sean: Martha; 201463483; \$1516.31.
 Cliver, Keith: Carol; 201463460; \$6556.59.
 Comly, Cory; 201463485; \$856.78.
 Connaghan, Sean: Michele; 201463440; \$946.61.
 Cooke, Christopher: Juliet; 201463464; \$1819.49.
 Crater, John; 201463470; \$45.03.
 Crater, John: Christine; 201463476; \$6535.97.
 Crowder, Dawn: William; 201463437; \$15153.89.
 Curran, James; 201463475; \$4305.56.
 Dantonio, Angela; 201463491; \$1592.71.
 Day, Ama: Dennis; 201463433; \$1667.83.
 Desrosiers, Cassandre; 201463506; \$555.79.
 Donovan, Valerie; 201463463; \$7165.69.
 Eberl, Peter; 201463507; \$3891.15.
 Fortino, Vincent: Tina; 201463461; \$1404.66.
 Friday, Russell: Michele; 201463473; \$1341.01.
 Galas, Ali: Makki, Safa; 201463499; \$2401.33.
 Gaun, Mike; 201463504; \$4024.47.
 Gavalis, Erick; 201463456; \$11498.97.
 Gibbons, Terrence; 201463451; \$305.00.
 Giordani, Francis: Heather; 201463441; \$1413.95.
 Gittleman, David: Stacy; 201463502; \$696.74.
 Glenn, George; 201463453; \$948.03.
 Glenn, George; 201463459; \$420.97.
 Golden, Scott: Adele; 201463482; \$3913.80.
 Gottehrer, Neil: Anne; 201463497; \$23003.08.
 Grote, George; 201463498; \$88085.09.
 Guido, David; 201463477; \$2787.50.
 Guttman, Zev; 201463514; \$937.69.
 Henry, Catherine; 201463513; \$2151.12.
 Henry, Harriet; 201463444; \$294.35.
 Howell, James; 201463442; \$7934.16.
 Hudson, George: Auto Sision Inc; 201463492; \$84475.92.
 Hunter, Katie: Lyons, James; 201463511; \$5582.14.
 Jacobs, Lewis; 201463509; \$15894.36.
 Johnson, Richelle; 201463517; \$4259.51.
 Johnston, Timothy; 201463465; \$4213.25.
 Jones, Eric: Celestine; 201463431; \$566.13.
 Kazel, Gregory; 201463435; \$8436.76.
 Keaton, Homer: Joanne; 201463496; \$2497.09.
 Keim, Todd; 201463489; \$1382.23.
 Koch, David: Linda; 201463495; \$68184.38.
 Kosmin, Sandra; 201463486; \$1145.07.
 Landisburg, Rozalyn; 201463443; \$963.14.
 Leach, Albert: Annmarie; 201463448; \$1070.06.
 Maguire, Paul: Linda; 201463494; \$7154.60.
 Mathai, Shaji: Shaji, Rosamma; 201463447; \$1466.13.
 McCormick, Darryl; 201463516; \$3681.94.
 McDonald, Anthony; 201463458; \$6801.88.
 Meade, Maurice; 201463500; \$1479.82.
 Meltzer, James: Jaime; 201463452; \$4601.12.
 Mendez, Erik: Juarez, Ana M.; 201463512; \$4205.71.
 Morgan, Kimberly; 201463474; \$950.54.
 Moulder, Mark: Anita; 201463469; \$589.97.
 Noon, Christopher: Heidi; 201463478; \$1142.46.
 Park, Sunwoo: Lee, Hyunjoo; 201463484; \$1199.74.
 Peyton, J.: Lisa; 201463434; \$1704.69.
 Ponce, Michael: Teodecki, Jennifer; 201463510; \$5206.31.
 Popolo, Angela; 201463515; \$1021.77.
 Quinn-Kerins, Daniel: Catherine; 201463467; \$4400.71.
 Rath, Gerald; 201463455; \$4179.14.
 Reyes Soto, Jamie: Los Jimadores Llc; 201463432; \$19065.57.

Rich, Maurice; 201463505; \$895.09.
 Ross, Angel; 201463438; \$893.31.
 Schneider, Mark: Henry, Meghan; 201463445; \$3151.50.
 Schreiber, William: Mary; 201463487; \$8023.39.
 Schweidel, Beverly; 201463450; \$1523.23.
 Slowik, James; 201463501; \$9222.65.
 Smith, Jeffrey; 201463462; \$534.18.
 Smith, Jeffrey: Carol; 201463439; \$1105.00.
 Strothers, Shani; 201463493; \$941.12.
 Sullivan, Michael: East Norriton Inc; 201463508; \$2809.31.
 Tillman, Walter: Brynne; 201463503; \$7711.57.
 Timlin, Timothy: Rosemary; 201463449; \$1936.36.
 Walker, Courtney: Michele; 201463488; \$3824.17.
 Waridi, Zenobia; 201463466; \$584.76.
 Washington, Stacy: Laura; 201463454; \$1778.71.

**PERKIOMEN VALLEY SCHOOL DIST. -
 entered municipal claims against:**

Baum, Heather: Egan, Patrick; 201429625; \$1,620.15.
 Huguenin, Bradley; 201429626; \$1,620.86.
 Sabo, Kelly: Rich, Charles; 201429624; \$3,167.14.
 Sheff, Carol; 201429618; \$3,085.12.

**POTTSGROVE SCHOOL DIST. -
 entered municipal claims against:**

Gratti, Susan; 201429769; \$4084.49.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Braverman, Douglas; 201429603; \$535.43.
 Ead Properties Llc; 201429596; \$859.31.
 Granger, Robert; 201429627; \$547.93.
 Massey, Christopher; 201429594; \$596.13.
 Mcbee, Allan: Vinson, Shantisha; 201429629; \$665.11.
 McGovern, Patricia; 201429605; \$817.03.
 Murray, Edward: Maria; 201429597; \$1,219.73.
 Rohrbach, Ralph: Elizabeth; 201429538; \$399.73.
 Satiro, Francesco; 201429529; \$692.96.
 Smith, Randy; 201429571; \$202.96.
 Thomas, Robert; 201429602; \$779.57.
 Trexler, Michael: Audra; 201429593; \$691.87.

**POTTSTOWN BORO. -
 entered municipal claims against:**

Horvath, Brian: Thornton, Peggy; 201429528; \$705.75.
 Mott, Joshua: Wood, Veronica; 201429620; \$766.09.
 Smith, Randall; 201429599; \$1,689.29.
 Stauffer, Robert; 201429590; \$543.27.

**POTTSTOWN SCHOOL DIST. -
 entered municipal claims against:**

Satiro, Frank; 201429553; \$7,767.99.
 Volpe, David; 201429557; \$2,500.95.

**SOUDERTON AREA SCHOOL DIST. -
 entered municipal claims against:**

Godshall, Laverne: Kiersten; 201429621; \$4,765.04.
 Popp Robert, W.; 201429623; \$4,830.97.

**UNITED STATES INTERNAL REV. -
 entered claims against:**

All-Med Associates Inc; 201470996; \$30621.27.
 American Waste Digest Corporation; 201470997; \$8509.74.
 Ben Franklin Cartage Inc; 201470987; \$4721.82.
 Cervone, James: Danielle; 201470989; \$60299.05.
 Custom Country Millwork Inc; 201471000; \$12671.63.
 Darryl E Greene & Associates Llc; 201470999; \$46177.17.
 Figueroa, Alberto; 201470992; \$28515.72.
 Henley, Rudolph; 201470994; \$35073.48.

ID Technologies Inc; 201470986; \$16882.53.
 Joyce, Michael: Karen; 201470995; \$14685.26.
 La Campagnola Inc; 201470998; \$1536.46.
 Mastrocola, Richard; 201470993; \$7752.34.
 Petrone, Richard; Marge; 201470991; \$21817.46.
 Riley, Thomas; Susan; 201470988; \$50259.84.
 Rusinski, Walter; 201470990; \$7251.43.
 Vonmedicus, Richard; 201470984; \$20095.36.

**WEST NORRITON TWP. -
 entered municipal claims against:**

Myers, Thomas: Patricia; 201429559; \$2,019.12.

**WISSAHICKON SCHOOL DIST. -
 entered municipal claims against:**

Nucci, Dino: Ev; 201429834; \$7,012.16.

LETTERS OF ADMINISTRATION

Granted Week Ending November 18, 2014

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

BARVIN, PAULA R. - Cheltenham Township;
 Katzenberg, Daniel, 8001 Heather Road,
 Elkins Park, PA 19027.
 CARR, HERMAN L., JR. - Carr, Hazel S.,
 6640 Sprague Street, Philadelphia, PA 19119.
 DONATUCCI, THOMAS F., JR. - Lower Merion Township;
 Donatucci, Jeanette, 1575 Hagys Ford Road,
 Penn Valley, PA 19072.
 FISCHER, GERTRUDE - Cheltenham Township;
 Jaffe, Jed, 14708 Seneca Castle Ct. North,
 Potomac, MD 20878.
 MILLER, STEPHANIE - Pottstown Borough;
 Miller, Erik A., 233 Saintbury Place,
 Sanford, NC 27332.
 MURPHY, HENRY J., JR. - Lower Gwynedd Township;
 Danek, Mark S., 350 Sentry Parkway East
 Blue Bell, PA 19422.
 PAPIERNIK, STEFAN N. - Telford Borough;
 Papiernik, Steven C., 523 West Market Street
 Perkaskie, PA 18944.
 SCOTTI, JOSEPH P. - Schwenksville Borough;
 Scotti, Richard M., 807 North Penn Hall Drive,
 Chambersburg, PA 17201.
 SHUNK, LARRY R. - Pottstown Borough;
 Shunk, Mary Jane, 318 W. Beech Street,
 Pottstown, PA 19464.
 WILLIAMS, MARY L. - Lower Merion Township;
 Williams, Clarence L., 1914 E. Wishart Street,
 Philadelphia, PA 19134.
 WILLIAMS, ROBERT L. - Lower Merion Township;
 Williams, Sheree A., 1205 Fillmore Street,
 Philadelphia, PA 19124.

SUITS BROUGHT

Week Ending November 18, 2014

**The Defendant's Name Appears
 First in Capital Letters**

ALICEA, ALBERT - McNulty, Keriann; 201429540;
 Complaint for Custody/Visitation.
 AMENDA, STEVE - Hart, Robert; 201429636;
 Plaintiffs Appeal from District Justice.
 BARRY, GREGORY: ALENA - Wells Fargo Bank Na;
 201429654; Complaint In Mortgage Foreclosure;
 Bates, Kenya.

BOONE, DEREK - Washington, Monica; 201429695;
 Complaint for Custody/Visitation.
 BURKEY, TARAN - Burkey, Adam; 201429644;
 Complaint for Custody/Visitation; Walters, Linda G.
 CASTELO, MPANDA - Massey, Heather; 201429578;
 Support/Exceptions.
 CUSHMAN, DAVID - Cushman, Keri; 201429616;
 Complaint Divorce.
 DONAHUE, CYNTHIA: CYNTHIA: STEPHEN -
 Bank Of America Na; 201429796; Civil Action;
 Dietterick, Scott A.
 FERRARO, STEPHANIE - Cole, Edward; 201429628;
 Complaint for Custody/Visitation; Repko, Robert T.
 FISICARO, DANIEL - Deutsche Bank
 National Trust; 201429554; Complaint In
 Mortgage Foreclosure; Dietterick, Scott A.
 FLOWERS, SYAM - Flowers, Kevin; 201429632;
 Complaint Divorce; Flowers, Sterling E.
 GILMORE, ROBERT - Ramtahal, David; 201429337;
 Petition.
 GROW, BRETT - Ppl Electric Utilities Corporation;
 201429677; Civil Action; Krzywicki, Anthony P.
 HARPER, ADORABLE - Benton, Sean; 201429615;
 Complaint for Custody/Visitation.
 HELMER, CHAD: OWENS, JASON: PATRIOT
 BUICK GMC - Automotive Career Placement
 Counselors Of Delaware Valley A; 201429725;
 Defendants Appeal from District Justice.
 HOMER, BONNIE: COLLEEN - Mcclung, Matthew;
 201429547; Complaint for Custody/Visitation.
 HUSTI LUCA, PAUL: STEPHANIE - Jss Properties Llc;
 201429542; Defendants Appeal from District Justice.
 ISLAS, CHRISTIAN - Estrada, Delfino; 201429601;
 Petition.
 JORDAN, DARRYL - Millington, Marva; 201429687;
 Complaint Divorce; Epstein, Roger.
 KEARNS, TIMOTHY - Kearns, Anna; 201429699;
 Complaint Divorce.
 KINYO, TAMAS - Andries, Raymond; 201429690;
 Defendants Appeal from District Justice.
 MANUS, AARON - Manus, Michelle; 201429586;
 Support/Exceptions; Coverdale, Brian.
 MCCLEAN, KATHY - Striano-Coull, Janet; 201429587;
 Defendants Appeal from District Justice.
 MERRILL, DIRK - Merrill, Christine; 201429652;
 Complaint Divorce; Shoemaker, Gerald L., Jr.
 MILLER, DANIEL - Wells Fargo Bank Na; 201429656;
 Complaint In Mortgage Foreclosure; Bates, Kenya.
 MONROE, STEFFON - Huijkelom, Lisa;
 201429510; Complaint for Custody/Visitation;
 Miller, Jessica A.
 MONTGOMERY BOARD OF ASSESSMENT
 APPEALS - Qac; 201429673; Appeal from
 Board of Assessment; Mcfadden, David C.
 MONTGOMERY COUNTY BOARD OF
 ASSESSMENT APPEALS - Abington Township;
 201429323; Appeal Board of Assessment Govt;
 Choksi, Margarete P.
 MONTGOMERY COUNTY BOARD OF
 ASSESSMENT APPEALS - Lower Merion
 School District; 201429635; Appeal Board of
 Assessment Govt; Choksi, Margarete P.
 MONTGOMERY COUNTY BOARD OF
 ASSESSMENT APPEALS - Upper Dublin
 School District; 201429637; Appeal Board of
 Assessment Govt; Choksi, Margarete P.
 MONTGOMERY COUNTY BOARD OF
 ASSESSMENT APPEALS - Upper Dublin
 School District; 201429638; Appeal Board of
 Assessment Govt; Choksi, Margarete P.

- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Upper Dublin School District; 201429639; Appeal Board of Assessment Govt; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Upper Dublin School District; 201429641; Appeal Board of Assessment Govt; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Mcfadden, David; 201429675; Appeal from Board of Assessment; Mcfadden, David C.
- NGUYEN, TOMMY - Bank Of New York Mellon; 201429709; Complaint In Mortgage Foreclosure; Nicholas, Brian.
- ODUNLAMI, FOLASADE - Jpmorgan Chase Bank National Association; 201429655; Complaint In Mortgage Foreclosure; Bates, Kenya.
- OLIFF, KAREN - Oliff, John; 201429595; Complaint Divorce.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Valencia, Domingo; 201429552; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stuver, Elko; 201429671; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Powell, Shantel; 201429698; Appeal from Suspension/Registration/Insp.
- POMPEO & SONS INSURANCE AGENCY INC - Todisco, Cynthia; 201429580; Foreign Subpoena.
- RAQUET, ROBERT: WRITER, DALE - Dinan, Jennifer; 201429701; Defendants Appeal from District Justice.
- RAYS DINER 202 LLC - Township Of East Norriton; 201429582; Civil Action; Merlie, Barbara R.
- REIGLE, DEBORAH - Wells Fargo Bank Na; 201429692; Complaint In Mortgage Foreclosure; Bates, Kenya.
- RODGERS, CHARLES - Taylor, Joyce; 201429617; Complaint In Partition; Meter, Nicolas F.
- SNELL, THOMAS: FERANTTI, KATHLEEN - Diakon Lutheran Social Ministries; 201429633; Civil Action; Zellner, Brian K.
- TAFFET, DAVID: SHARON - Penn Liberty Bank; 201429868; Complaint In Mortgage Foreclosure; Fox, Craig H.
- UNKNOWN - Woodrow, Martin; 201429531; Petition.
- ZIMMERMAN, BRIAN: BRIAN - Hsbc Usa National Association; 201429771; Complaint In Mortgage Foreclosure; Williams, Robert.
- COLKET, MARY H. - Lower Merion Township; Thomson, Charles F., 1825 North Street, Philadelphia, PA 19130.
- DANKOWSKI, M. J. - Upper Providence Township; Dankowski, Joseph E., 15 Larkspur Lane, Collegeville, PA 19425.
- DEWALT, RUTH M. - Lower Pottsgrove Township; Hicks, Gloria J., 2020 Sunnyside Avenue, Pottstown, PA 19464.
- GERBER, KATHLEEN - Worcester Township; Gerber, Jeffrey W., 1705 Scott Drive, Newtown, PA 18940.
- GOMERY, ROSE M. - Lower Pottsgrove Township; Kern, Karen A., 670 S. 5th Avenue, Royersford, PA 19468.
- GUERIN-CRONIN, ALICE M. - Upper Providence Township; Falkenbach, Virginia L., 220 Highland Ave., Glen Riddle, PA 19037; Guerin, Annette M., 1411 Meadowview Lane, Mont Clare, PA 19453.
- HACKETT, JOHN T., SR. - Springfield Township; Hackett, Lisa J., 7 Orchard Street, Madison, NJ 07940.
- HORWATH, ROBERT S. - East Norriton Township; Horwath, Susan L., 2710 Hillcrest Avenue, East Norriton, PA 19401.
- HYDOCK, FLORENCE B. - Pottstown Borough; Hydock, Karen A., 61 Glistening Pond Drive, Frisco, TX 75034.
- KIERNAN, ELIZABETH A. - East Norriton Township; Swan, Nancy, 366 Jamestown Circle, Eagleville, PA 19408.
- KORSON, DONALD - Upper Moreland Township; Korson, Betty J., 3550 West Mill Road, Hatboro, PA 19040.
- KRIEGER, PHILLIP - Lower Merion Township; Lenz, Felice, 1620 Earlington Road, Havertown, PA 19083; White, Abby, 144 Juniper Road, Havertown, PA 19083.
- KUKULKA, ANDREW M. - Upper Merion Township; Friedland, Sara R., 316 Country Side Court, Collegeville, PA 19426.
- LOEB, BERNADETTE H. - Upper Salford Township; Michael A Kerns, VP & Trust Officer, Souderton, PA 18964.
- MAZZANTI, ANGELINE M. - Marlborough Township; Guiliano, Susan, 229 Holbrook Lane, Gilbertsville, PA 19525.
- MESSA, JOSEPHINE T. - Abington Township; Messa, Louis, Jr., 808 Highland Avenue, Palmyra, NJ 08065-1925.
- MILLER, EDNA J. - Limerick Township; Miller, Stephen R., 8 Roberta Lane, Royersford, PA 19468.
- MORAN, HELEN - Plymouth Township; Moran, Joseph A., 23 Wilmer Avenue, Conshohocken, PA 19428.
- MORIARTY, NANCY H. - Lower Providence Township; Gray, Sheila, 114 White Oak Road, North Wales, PA 19454; Moriarty, Daniel S., 238 Jefferson Street, East Greenville, PA 18041.
- MOSK, SHIRLEY H. - Abington Township; Mosk, Robert, 347 Roberts Avenue, Glenside, PA 19038.
- OLSZEWSKI, HELENA A. - Lower Providence Township; Olszewski, Watson J., 2935 3rd Street, Norristown, PA 19403.
- RICE, SELMA - Abington Township; Rice, Hubert S., 1839 Bertram Road, Huntingdon Valley, PA 19006.
- ROGOZINSKI, DOROTHY J. - Hatfield Borough; Gallen, Donna A., 39 Daniels Road, Sellersville, PA 18960; Rogozinski, Ronald W., 5624 Daisy Lane, Coopersburg, PA 18036.

WILLS PROBATED

Granted Week Ending November 18, 2014

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ANGELUCCI, MARY E. - Conshohocken Borough; Paone, Margaret, 3 Hampton Court, Norristown, PA 19403.
- BAUER, KENNETH F., JR. - Whitpain Township; Bauer, Marsha A., 818 Valley Road, Blue Bell, PA 19422.
- CALDWELL, ROSEMARY B. - Ambler Borough; Springfield, Gabrielle C., 1704 Patricia Avenue, Willow Grove, PA 19090.
- CARLSON, DIANE G. - Lower Pottsgrove Township; Carlson, Douglas G., Buchert Community, Pottstown, PA 19464.

ROSENFELD, LEONARD J. - Lower Gwynedd Township;
Schram, Paula, 2 Consulate Drive,
Tuckahoe, NY 10707-2421.

SHERMAN, EVELYN - Lower Merion Township;
Strauss, Renee S., 106 Fringetree Drive,
West Chester, PA 19380.

SIMON, KURT - Abington Township;
Gerlach, Cathymarie, 562 Pine Tree Road,
Jenkintown, PA 19046.

SMITH, THOMAS R. - West Pottsgrove Township;
Benoliel, Anna B., 6017 Cricket Road,
Flourtown, PA 19031.

TAYLOR, ROBERT L. - Upper Dublin Township;
Keely, Pamela L., 1321 Bernard Avenue,
Willow Grove, PA 19090; Taylor, Gary D.,
111 Clarrige Drive, Willow Grove, PA 19090.

TREIMAN, CAROL - Jenkintown Borough;
Treiman, Saul D., 523 Cambridge Road,
Bala Cynwyd, PA 19004.

UNGER, LESTER A. - Lansdale Borough;
Howard, Rebecca A., 776 Keith Lane,
Lansdale, PA 19446.

WANGER, JOHN A., JR. - Lower Pottsgrove Township;
Wanger, Raymond P., 2130 Conestoga Road,
Chester Springs, PA 19425.

WEINER, IRIS - Upper Dublin Township;
Katz, Sandra L., 1525 Corsley Court,
Maple Glen, PA 19002.

WEKLAR, JOHN - Conshohocken Borough;
Kierstan, Bernice, 145 Packham Court,
Telford, PA 18969.

WOODS, ANTHONY P. - Cheltenham Township;
Woods, Martha M., 1812 Graham Lane,
Lamott, PA 19027.

RETURN DAY LIST

Return Day List not available