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## 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 October 29, 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 December 10, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

06-16540

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:

BEGINNING at a point on the Northwest side of Arch Street, 24 feet Northeasterly from the North corner of Arch and Summit Streets; thence at right angles to said Arch Street, the line passing through the middle of the partition wall of the dwelling house erected upon this and the lot adjoining belonging to George C. Morgan Northwesterly 111.5 feet to Morgan Alley, opened 20 feet wide; thence along the Southeasterly side of said alley, Northeasterly parallel to said Arch Street, 24 feet to a corner; thence Southeasterly along another lot about to be conveyed to J. Frank Boyer, parallel to Summit Street, 111.5 feet to Arch Street aforesaid; thence along the Northwesterly side thereof Southwesterly parallel to said Morgan Alley, 24 feet to the place of beginning.

Parcel Number: 13-00-02516-00-9.

Location of property: 1527 Arch Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Russell C. Puleo, Jr.** at the suit of Norristown Municipal Waste Authority. Debt: \$4,552.25.

**James R. Wood**, Attorney.

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

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

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09-21754

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described, according to The Final Subdivision Plan Entitled Copper Mill Station, prepared by S.W.K. Ltd., dated 1/20/1981 as recorded in Montgomery County Plan Book A 42, Page 97, as follows:

BEGINNING at a point on the Southwesterly side of Traymore Avenue (50 feet wide) a corner of this and Lot No. 61 as shown on said plan which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Crooked Lane (L.R. 46137) (30 feet Southeasterly of its center line measured at right angles thereto) (1) leaving Crooked Lane on the arc of a curve curving to the right having a radius of 25 feet, the arc distance of 38.35 feet to a point of tangent on the Southwesterly side of Traymore Avenue; and (2) South 58 degrees, 30 minutes, 00 seconds East along said side of Traymore Avenue 45.95 feet to the point of beginning; thence extending from said point of beginning South 58 degrees, 30 minutes, 00 seconds East along the Southwesterly side of Traymore Avenue 20.01 feet to a point, a corner of Lot No. 63 as shown on said plan; thence extending South 33 degrees, 37 minutes, 00 seconds West along line of Lot No. 63, 118.42 feet to a point a corner of Lot No. 69 as shown on said plan; thence extending North 56 degrees, 23 minutes, 00 seconds West, along line of Lot No. 69, 20.00 feet to a point a corner of Lot No. 61 aforesaid, thence extending North 33 degrees, 37 minutes, 00 seconds East along line of Lot 61, 117.68 feet to a point on the Southwesterly side of Traymore Avenue aforesaid, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Prince by Deed from Evelina J. Morrow, dated June 13, 2008 and recorded July 16, 2008 in Deed Book 5700, Page 947.

Parcel Number: 58-00-19059-02-6.

Location of property: 559 Traymore Avenue, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Prince** at the suit of Ventures Trust 2013-I-NH by MCM Capital Partners, LLC, its Trustee. Debt: \$363,759.78.

**Carol A. DiPrinzo**, Attorney.

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

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

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09-22499

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan entitled 'Robby Horan Farms, Inc.' dated October 30, 1964, made by Donald H. Schurr, Civil Engineer and Surveyor, of Norristown, Pennsylvania, and duly recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Independence Road (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Eisenhower Drive (fifty feet wide): (1) leaving Eisenhower Drive on the arc of a curve, curving to the right, in a Northeasterly, Easterly and Southeasterly direction, having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the said side of Independence Road; and (2) South forty-two degrees, thirty-three minutes, forty seconds East along said side of Independence Road nine hundred forty-three and two one-hundredths feet to the place of beginning; thence still along said side of Independence Road the next 2 courses and distances viz: (1) South forty-two degrees, thirty-three minutes, forty seconds East, forty-nine and twenty one-hundredths feet to a point of curve; and (2) on the arc of a curve curving to the right, having a radius of nine hundred seventy-five feet the arc distance of one hundred and ninety-five one-hundredths feet to a point a corner of Lot No. 54 as shown on said plan; thence South fifty-three degrees, twenty-two minutes, sixteen seconds East along Lot No. 54 and Lot No. 55, one hundred ninety-five and eighty-two one-hundredths feet to a point a corner of Lot No. 57 as shown on said plan; thence North forty-two degrees, thirty-three minutes, forty seconds West along Lot No. 57, one hundred twenty-nine and seventy-three one-hundredths feet to a point a corner of Lot No. 52, as shown on said plan; thence North forty-seven degrees, twenty-six minutes, twenty seconds East along Lot No. 52, two hundred feet to a point on the Southwesterly side of Independence Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harold J. Smith and Ann M. Smith, his wife, by Deed from Norriton Woods, Inc., a Pennsylvania Corporation, by its Attorney in Fact, William B. Murdoch, dated 06/23/1972, recorded 06/28/1972 in Book 3764, Page 400.

Parcel Number: 33-00-04567-00-8.

Location of property: 903 Independence Road, East Norriton, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harold J. Smith and Ann M. Smith** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debts: \$245,045.91.

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

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

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

#### 09-34538

ALL THAT CERTAIN unit in the property known, named and identified as "Belle Aire", a condominium located in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania which as 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 of Deeds of a certain Declaration and Plan attached thereto dated 2/16/1992 and recorded 3/25/1993 in Deed Book 5036, Page 2164 being designated as Unit No. 112 and Plats and Plans for Condominium dated 2/16/1993 and attached as part of the Declaration of "Belle Aire", a Condominium.

TOGETHER with all right, title and interest, being an .021 % 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 amendments thereto.

BEING part of the same premises which Oxford Land Development, LTD, a Pennsylvania Corporation, by Deed dated May 27th, 1993, and recorded in Montgomery County in Deed Book 5042, Page 2119 did grant and convey unto Leonard S. Konefsky, in fee.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Belle Aire Condominium and any amendments to the said Declaration as the same may be made from time to time.

Parcel Number: 54-00-16883-20-8.

Location of property: 204 Westminster Place, Maple Glen, PA 19002.

The improvements thereon are: Residential real estate condominium unit.

Seized and taken in execution as the property of **Leonard Konefsky** at the suit of Belle Aire Condominium Association. Debt: \$26,242.97.

**Stefan Richter**, 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.

#### 10-00386

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**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.

10-04350

ALL THAT CERTAIN two story brick messuage and lot of land, situate on the Easterly side of Warren Street between Chestnut and Walnut Streets being known as 106 North Warren Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded on the Northerly side by property now or late of William Hadley, on the Southerly side by the property of on or late Charles Frick, containing in width 28 feet and in depth 120 feet more or less.

Parcel Number: 16-00-31460-00-6.

Location of property: 106 North Warren Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joshua Owheya and Gretchen L. Owheya** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,560.05.

**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.

10-04690

PREMISES "A"

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements about to be erected thereon, situate in **Franconia Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by Stanley F. Moyer, Registered Professional Engineer, dated January 21, 1957, as follows, to wit:

BEGINNING at a spike a corner of lands of Paul S. Ratzell and the said Grantors in the middle of the Cowpath Road (thirty-three feet wide); thence along land of Paul S. Ratzell, North forty-two degrees, East two hundred sixty-seven feet to an iron pin a corner; thence along other lands of the said Grantors of which this was a part, the next two courses and distances: (1) South forty-nine degrees, fifteen minutes East, the distance of one hundred feet to an iron pin a corner; (2) South forty-two degrees, West the distance of two hundred sixty-seven feet to a spike a corner in the middle of the Cowpath Road; thence along the middle of the same, North forty-nine degrees, fifteen minutes West, the distance of one hundred feet to the place of beginning.

PREMISES "B"

Tract 1:

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a plan of subdivision prepared by Urwiler & Walter, Inc., Registered Professional Engineer, dated 12/10/1982, last revised 4/5/1983, recorded 5/5/1983 in Plan Book A-44, Page 422, more fully bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of Cowpath Road (L.R. 46041) at a corner of Lot No. 2 on said plan; thence extending along Lot No. 2, North 49 degrees, 07 minutes, 50 seconds East, 266.95 feet to a point; thence extending along Lot No. 3 on said plan, North 42 degrees, 07 minutes, 10 seconds West, 15.00 feet to a point a corner of Lot A; thence extending along Lot A, South 49 degrees, 07 minutes, 50 seconds West, 267.00 feet to a point in the aforementioned centerline of Cowpath Road (L.R. 46041); thence extending along the centerline, South 42 degrees, 19 minutes, 07 seconds East, 15.00 feet to the first mentioned point and place of beginning.

Tract 2:

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a plan of subdivision prepared by Urwiler & Walter, Inc., Registered Professional Engineers dated 12/10/1982, last revised 4/5/1983, recorded 5/5/1983 in Plan Book A-44, Page 422, more fully bounded and described, as follows:

BEGINNING at a point in the centerline of Cowpath Road (L.R. 46041) at a corner of Lot No. 1 on said plan; thence extending along Lot No. 1, North 49 degrees, 07 minutes, 50 seconds East, 267.00 feet to a point; thence extending along Lot No. 3, North 42 degrees, 07 minutes, 10 seconds West, 15.00 feet to a point, a corner of lands now or late of Henry West, 267.00 feet to a point in the aforementioned centerline of Cowpath Road (L.R. 46041); thence extending along the centerline, South 42 degrees, 07 minutes, 10 seconds East, 15.00 feet to the first mentioned point and place of beginning.

BEING Lot A as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ralph L. Herbst, IV and Kelli E. Holland by Deed from Henry F. Landis a/k/a Henry Landis and Doris M. Landis a/k/a Doris Landis, husband and wife, dated July 28, 2005 and recorded August 15, 2005 in Deed Book 05566, Page 1917.

Parcel Numbers: 34-00-01093-00-7, 34-00-01092-80-9 and 34-00-01092-90-8.

Location of property: 625 Cowpath Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ralph L. Herbst, IV and Kelli E. Holland** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-46CB Mortgage Pass-Through Certificates, Series 2005-46CB. Debt: \$348,118.39.

**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.

10-08060

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Pear Tree Village (Phase 1-B), prepared for Glenn E. Garis by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated January 21, 1988 and last revised December 28, 1992, and recorded in Plan Book A-54, Pages 91 and 92.

BEGINNING at a point on the Northerly side of Nelis Court (50 feet wide) said point being a corner of Lot 75 as shown on said plan; thence extending along same North 47 degrees, 37 minutes, 30 seconds East a distance 110.00 feet to a point in line of Open Space Area #4 as shown on said plan; thence extending along same South 42 degrees, 22 minutes, 30 seconds East, a distance of 54.00 feet to a point, a corner of Lot 77 as shown on said plan; thence extending along same South 47 degrees, 37 minutes, 30 seconds West, a distance of 110.00 feet to a point on the said side of Nelis Court; thence extending along the same North 42 degrees, 22 minutes, 30 seconds West a distance of 54.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 75 as shown on said plan.

CONTAINING 5,940 square feet, more or less.

BEING the same premises which Pear Tree Village, Inc., a Pennsylvania Corporation, by Indenture dated August 25, 1993, and recorded September 3, 1993, in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5053, Page 875, granted and conveyed unto Gary L. Boyer and Kathie K. Boyer, as Tenants by the Entirety. Parcel Number: 34-00-04073-34-8.

Location of property: 204 Nelis Court, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kathie K. Boyer and Gary L. Boyer** at the suit of Citimortgage, Inc. Debt: \$190,510.64.

**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.

10-13148

ALL THAT CERTAIN, lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made by John E. Burkhardt and Associates, dated August 2, 1957 and revised June 30, 1958, as follows, to wit:

BEGINNING at a point in the middle line of Church Road, (thirty-three feet wide), at a distance of thirty-four hundred sixty-two feet and seventy-eight one-hundredths feet measured Southwestwardly along the middle line of Church Road from its intersection with the middle line of Skippack Pike; thence extending along the middle line of Church Road, the two following courses and distances: (1) South forty-seven degrees, thirty-two minutes West, one hundred thirty-two feet to a spike; (2) South forty-three degrees, twenty-four minutes West, one hundred sixty-eight feet to a spike; thence by land now or late of Ruggero Stocavaz and Frank Perosa and Elizabeth, his wife, South fifty-eight degrees, six minutes East, four hundred fifteen feet and ten one-hundredths feet to a point; thence by land of Charles J. and Mabel A. Dillman and Benson, the two following courses and distances: (1) North forty-three degrees, twenty-four minutes East, two hundred ninety-seven feet and seventy-five one-hundredths feet to a point a corner; (2) North fifty-eight degrees, six minutes West, four hundred five feet and fifty-six one-hundredths feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made August 2, 1957 and revised June 30, 1958 by John E. Burkhardt and Associates, as follows, to wit:

BEGINNING at a spike set in the middle line of Church Road, thirty-three feet in width, at the distance of eighteen feet measured South forty-three degrees, twenty-four minutes West along said middle line from an angle point in said middle line of Church Road, which angle point is at the distance of thirty-five hundred ninety-four feet and seventy-eight one-hundredths feet Southwesterly measured along the various courses in the middle line of Church Road from its point of intersection with the center line of Skippack Pike; thence extending along other land of Chester V. Cowdrick, Sr. et ux., South fifty-eight degrees, six minutes East, four hundred fifteen feet and ten one-hundredths feet to a point a corner of land of Charles S. and Mabel A. Dillman and Benson; thence extending along said land South forty-three degrees, twenty-four minutes West, one hundred fifty feet to a point a corner of land of Perosa; thence extending along said land North fifty-eight degrees, six minutes West, four hundred fifteen feet and ten one-hundredths feet to a spike in the middle line of Church Road, aforesaid; thence extending along the middle line of Church Road North forty-three degrees, twenty-four minutes East, one hundred fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Chester V. Cowrick, III by Deed dated 4/30/2009 and recorded 4/30/2009 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5728, Page 2462, granted and conveyed unto Tyreese A. Thornton and Shanelle C. Thornton.

Parcel Number: 51-00-01234-00-2.

Location of property: 1170 Cressman Road, Schwenksville, PA 19473.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Tyreese A. Thornton and Shanelle C. Thornton** at the suit of PNC Mortgage, et al. Debt: \$259,551.03.

**Louis P. Vitti, Attorney.**

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

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

10-13507

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 49 on a Plan of Section #1, Oak Terrace Farms, made by Herbert H. Metz, Registered Professional Engineer of Lansdale, Pennsylvania, on November 6th A.D. 1954, which plan is recorded at Norristown in Plan Book A-2, Page 22, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Oak Terrace Drive which point of tangent is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point on the Northeasterly side of Lawrence Lane; thence extending along the said Southeasterly side of Oak Terrace Drive North 45 degrees, 39 minutes East, 130 feet to a point; thence extending South 44 degrees, 21 minutes East, 160 feet to a point; thence extending South 45 degrees, 39 minutes West, 150 feet to a point on the Northeasterly side of Lawrence Lane 39 minutes West, 150 feet to a point on the Northeasterly side of Lawrence Lane; thence extending along the said side of Lawrence Lane North 44 degrees, 21 minutes West, 140 feet to a point of tangent; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William McCloskey and Patricia McCloskey, h/w, by Deed from M.G. Cullen, a/k/a Michael Cullen, Executor Under the Will of Edward G. Cullen, deceased, dated 01/28/2000, recorded 03/08/2000 in Book 5309, Page 1477.

Parcel Number: 36-00-09397-00-8.

Location of property: 720 Lawrence Lane a/k/a 721 Oak Terrace Drive, Ambler, PA 19002-1806.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William McCloskey and Patricia McCloskey** at the suit of Nationstar Mortgage, LLC. Debt: \$244,193.34.

**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.

10-15613

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision prepared as part of "Mayfield Estates" made by Ludgate Engineering Corporation, dated December 27, 2000 and last revised November 14, 2001 and recorded in Montgomery County in Plan Book A-60, Page 294, as follows to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac at the end of Keely Lane (50 feet wide) which point of beginning is common to this Lot and Lot No. 24 as shown on said plan; thence extending from said point of beginning along Lot No. 24, South 75 degrees, 41 minutes, 58 seconds East partly through the bed of a certain 20 feet wide utility easement, 236.68 feet to a point a corner of passive open space as shown on said plan; thence extending along the same, the two following courses and distances, viz (1) South 10 degrees, 52 minutes, 34 seconds West, 120.76 feet to a point; and (2) South 87 degrees, 50 minutes, 14 seconds West, 148.66 feet to a point, a corner of Lot No. 22 as shown on said plan; thence extending along the same, the two following courses and distances: (1) North 02 degrees, 24 minutes, 35 seconds West, 149.03 feet to a point; and (2) North 75 degrees, 44 minutes, 58 seconds West, 61.72 feet to a point on the Northeasterly side of the cul-de-sac at the end of Keely Lane, aforesaid; thence extending along the same, Northwesterly on an arc of a circle curving to the left having a radius of 60.00 feet, the arc distance of 20.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sung Hung O. a/k/a Sung H. O. and Mee Hyang Jun O. a/k/a Mee H. O., husband and wife, by Feed from Nick & Les, Inc., a Pennsylvania Corporation dated December 18, 2002 and recorded January 3, 2003 in Deed Book 5441, Page 243.

Parcel Number: 48-00-01346-05-5.

Location of property: 212 Keely Lane, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sung Hung O. a/k/a Sung H. O. and Mee Hyung Jun O. a/k/a Mee H. O.** 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 2006-12CB, Mortgage Pass-Through Certificates, Series 2006-12CB. Debt: \$494,848.75.

**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.

## 10-15877

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision prepared for Providence Oaks Phase V (formerly Valley-Hi) made by Urwiler and Walter, Inc., dated March 10, 1993 and last revised July 31, 2000 and recorded in Plan Book A-59, Pages 430 to 432, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Condor Circle (50 feet wide) which point of beginning is at the distance of 26.76 feet measured on the arc a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southwesterly side of Condor Drive (50 feet wide); thence extending from said point of beginning, South 37 degrees, 34 minutes, 45 seconds West along the said Northwesterly side of Condor Circle 37.75 feet to a point, a corner of Lot No. 168 as shown on said plan; thence extending along the same, North 52 degrees, 25 minutes, 15 seconds West, 221.70 feet to a point; thence extending North 05 degrees, 08 minutes, 58 seconds East, 69.47 feet to a point, a corner of Lot No. 166 as shown on said plan; thence extending along the same, South 83 degrees, 09 minutes, 34 seconds East, 155.36 feet to a point on the said Southwesterly side Condor Drive; thence extending along the same, Southwestwardly on the arc of a circle curving to the left having a radius of 175.00 feet the arc of 140.25 feet to a point of radial round curve thereon; thence extending along the arc of a circle curving to the right having a radius of 200.00 feet the arc distance of 26.76 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tongtong D. Chen, by Deed from Audubon Ridge, L.P., dated 04/04/2002, recorded 05/06/2002 in Book 5406, Page 1061.

Parcel Number: 43-00-00458-17-4.

Location of property: 2516 Condor Drive, Audubon, PA 19403-1882.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tongtong D. Chen a/k/a Tong Tong D. Chen** at the suit of Bank of America, N.A. Debt: \$553,053.53.

**Paul D. 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.

## 10-28884

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 final plan of Hatfield Manor, dated January 10, 1977 and last revised March 22, 1977, made by Michael Brilts, Professional Engineer and recorded at Norristown, PA, on September 19, 1977 in Plan Book A-30, Page 15-A, as follows, to wit:

BEGINNING at a point on the Southwest made of Adams Drive, (50 feet wide) said point of beginning being a corner of Lot 96-B on said plan; thence extending from said point of beginning and along the Southwest side of Adams Drive, South 49 degrees, 34 minutes, 30 seconds East, 50 feet to a point a corner of Lot 97-B on said plan; thence extending along the same, South 40 degrees, 25 minutes, 30 seconds West, 107.50 feet to a point a point in line of Lot 87-B on said plan; thence extending along the same and partly along Lot 88-A North 49 degrees, 34 minutes, 30 seconds West, 50 feet to a point a corner of Lot 96-B on said plan; thence extending along the same North 49 degrees, 25 minutes, 30 seconds East, 107.50 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles Cain and Mary A. Cain, (his wife), by Deed from Hatfield Manor, Inc., a Pennsylvania Corporation dated 05/15/1979 recorded 05/17/1979 in Deed Book 4411, Page 24.

Parcel Number: 35-00-00001-13-5.

Location of property: 2886 Adams Drive, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Cain a/k/a Mary A. Cain** at the suit of U.S. Bank National Association as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB4. Debt: \$207,335.91.

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

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

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

## 10-35138

ALL THAT CERTAIN dwelling and lot of land situate No. 67 North Warren Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the West side of Warren Street distant 70 feet South from the Southwest corner of Chestnut Street, a corner of lands of Carrie Weizel; thence along said Warren Street Southwestwardly a distance of 10 feet to the North side of a 30 feet wide alley; thence along said alley Westwardly a distance of 10 feet to a point; thence Northwardly and parallel with the first described line distance of 70 feet to said lands of Carrie Weizel; thence Eastwardly along the same a distance of 20 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald Stover, divorced and unremarried by Deed from Ronald Stover and Cecilia Stover, husband and wife dated 05/11/2000 recorded 05/17/2000 in Deed Book 5315, Page 00527.

Parcel Number: 16-00-31748-00-6.

Location of property: 67 North Warren Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ronald Stover** 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 the Benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates, Series 2005-5. Debt: \$116,102.32.

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

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

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

10-35362

ALL THAT CERTAJN lot or piece of ground, with the buildings and improvements (hereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, dated January 12, 1983, as follows, to wit:

BEGINNING at an interior point along the Northerly line of land now or late of Russel J. Hoyt, said point being also at the distance of 816.19 feet measured along said land of Russel J. Hoyt on a bearing of North 41 degrees, 21 minutes East from a corner stone on the Northerly side of Susquehanna Road (as of the width of 33 feet); thence from said point of beginning along remaining land of Grantor, North 48 degrees, 39 minutes West, 58.54 feet to a point; thence North 25 degrees, 6 minutes, 38 seconds West, 153.44 feet to a point; thence North 41 degrees, 21 minutes East, 100 feet to a point; thence North 48 degrees, 39 minutes West, 150 feet to a point on the Southeasterly side of a proposed unnamed street (50 feet wide) (now known as Meinel Road); thence along the same, North 41 degrees, 21 minutes East, 294.61 feet to a point; thence again along remaining land of the Grantor, South 48 degrees, 39 minutes East, 149.20 feet to a point; thence North 74 degrees, 25 minutes, 43 seconds East, 163.22 feet to a point and South 48 degrees, 39 minutes East, 100 feet to a point in line of land now or late of Russel J. Hoyt; thence along the same, South 41 degrees, 21 minutes West, 609.42 feet to the first mentioned point and place of beginning.

BEING the same premises which David B. Hirsh and Sandra Hirsh a/k/a Sandra E. Goodstein, by Deed dated March 12, 2001 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery on April 11, 2001 in Deed Book 5355, Page 2453, granted and conveyed unto Sandra E. Goodstein, in fee.

UNDER AND SUBJECT to certain restrictions as now of record.

BEING the same premises which Sandra E. Goodstein, by Deed dated December 30, 2002, and recorded January 8, 2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5441, Page 1845, granted and conveyed unto David B. Hirsh, in fee.

Parcel Number: 30-00-42928-00-8.

Location of property: 1235 Meinel Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David B. Hirsh** at the suit of The Bank of New York Mellon Trust Company, National Association, as Grantor Trustee of the Protium Master Grantor Trust. Debt: \$1,163,848.49 plus interest to the date of the sheriff's sale, plus costs.

**Sandhya M. Feltes**, 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.

11-02058

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Plymouth Hill made by M. Rand J.B. Yerkes, Civil Engineers and Surveyors of Bryn Mawr, Pennsylvania, dated December 16, 1954 and last revised February 7, 1956 recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds to, in, and for the County of Montgomery on July 25, 1956 in Plan Book A-3, Page 19, as follows, to wit:

BEGINNING at a point formed by the intersection of the middle lines of Galahad Road and Camelot Drive (each fifty feet wide); thence extending from said point of beginning, North eighteen degrees, thirty-five minutes West along the middle line of Galahad Road, one hundred eighty-three feet and eighty-four one-hundredths of a foot to a point; thence extending North seventy-one degrees, twenty-five minutes East along the middle line of a utility easement (ten feet wide) one hundred twenty feet to a point; thence extending South eighteen degrees, thirty-five minutes East, one-hundred sixty-seven feet and forty one-hundredths of a foot to a point; thence extending South sixty-three degrees, thirty-seven minutes West along the middle line of Camelot Drive one hundred twenty-one feet and twelve one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES ISVESTED IN Morris M. Davis and Ruth C. Davis, h/w by Deed from Morris M. Davis and Ruth Davis, h/w and Roger Davis, dated 02/18/2003, recorded 03/19/2003 in Book 5450, Page 719.

By virtue of the death of Morris M. Davis on 6/4/2012 Ruth C. Davis and Robert Davis became sole owners of the property as Surviving Tenants With Rights of Survivorship.

Parcel Number: 49-00-03745-00-4.

Location of property: 600 Galahad Road, Plymouth Meeting, PA 19462-2106.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Morris M. Davis a/k/a Morris Davis, Deceased, Ruth C. Davis a/k/a Ruth Davis and Robert M. Davis, New Record Owner** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$286,028.00.

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

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

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

## 11-02467

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

BEGINNING at a point in the center line of Cox Road (formerly Prospect Avenue) (forty feet wide) at the arc distance of one hundred fifty-five and ninety-seven one-hundredths feet measured in a Northerly direction along the center line of said Cox Road on the arc of a circle curving to the left having a radius of six hundred forty-three and six one-hundredths feet from a point of compound curve in the said center line of Cox Road; which said point of compound curve is at the arc distance of one hundred twenty-six and six one-hundredths feet measured along the arc of a circle curving to the left having a radius of three hundred fifty feet from another point of curve in the said center line of Cox Road, which said point of curve is at the distance of four hundred thirty-six and eighty-one one-hundredths feet measured North thirty-nine degrees, forty-nine minutes East along the said center line of Cox Road from its point of intersection with the center line of Valley Road (thirty-three feet wide) (both lines produced); thence extending from first mentioned point of beginning Northwardly along the said center line of Cox Road on the arc of a circle curving to the left having a radius of six hundred forty-three and six one-hundredths feet the arc distance of one hundred seven and fifty-nine one-hundredths feet to a point; thence extending North eighty-four degrees, fourteen minutes, twenty seconds East crossing the Easterly side of said Cox Road two hundred one and twenty-one one-hundredths feet to a point; thence extending South fifty degrees, one minute, fifty seconds East, one hundred fifty-eight and sixty-four one-hundredths feet to a point; thence extending South eighty-five degrees, twenty-six minutes West, three hundred twenty-three and seventy-three one-hundredths feet re-crossing the Easterly side of Cox Road to the center line thereof the first mentioned point and place of beginning.

BEING part of Lot No. 22 on Subdivision of Washington Lane Tract, according to a survey made by Herbert H. Metz, R.P.E. dated December 27, 1956.

BEING the same premises which Paul Aloe by Deed dated January 29, 1985 and recorded January 30, 1985 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 4758, Page 594, granted and conveyed unto Paul Aloe, in fee.

Parcel Number: 30-00-10764-00-6.

Location of property: 1259 Cox Road, Abington Township, PA.

The improvements thereon are: Residential single family.

Seized and taken in execution as the property of **Paul E. Aloe** at the suit of Susquehanna Bank. Debt: \$582,731.51.

**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.

## 11-08467

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a plan thereof made January 16, 1990 and last revised February 7, 1991 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northwesterly side of Girard Avenue (50 feet wide), said point being at the distance of ninety-six and thirty-nine one-hundredths feet (96 39') measured South sixty-eight degrees, forty-five minutes, zero seconds West, (68°, 45', 00" West) from the point formed by the intersection which said Northwesterly side of Girard Avenue (produced) makes with the Southwesterly side of Washington Avenue (45' wide at this point as widened from its original width of 40' by the addition on the Southwesterly side) (produced); thence extending from the place of beginning along the Northwesterly side of Girard Avenue South sixty-eight degrees, forty-five minutes, zero seconds West (68°, 45', 00" West) eighty-three and sixty-one one-hundredths feet (83.61'), to a point; thence North twenty-one degrees, fifteen minutes, zero seconds West (North 21° 15', 00" West) one hundred ninety-five and no one-hundredths feet (125.00') to a point; thence North sixty-eight degrees, forty-five minutes, zero seconds East (North 68°, 45' 00" East) eighty-three and sixty-one one-hundredths feet (83.61') to point; thence South twenty-one degrees, fifteen minutes, zero seconds East (South 21°, 15', 00" East) one hundred twenty-five and 00 one-hundredths feet (125.00 to a point on the aforementioned Northwesterly side of Girard Avenue the first mentioned point and place of beginning.

BEING Lot No. 1 on Subdivision Plan made for John H. Sullivan.

CONTAINING 10,451 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Susan Clark by Deed from Frederick F. Clark, Jr. and Susan Clark, husband and wife dated April 1, 2004 and recorded April 14, 2004 in Deed Book 5503, Page 2369.

Parcel Number: 36-00-04695-00-3.

Location of property: 244 Girard Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan Clark** at the suit of Flagstar Bank, FSB. Debt: \$179,876.88.

**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.

## 11-16345

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Plan of Perkiomen Woods, by F.X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/76 and last revised 12/21/87 and recorded at Norristown, Pennsylvania in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mulberry Court, a corner of Lot No. 383 on said plan; thence extending from said beginning point along line of Lot No. 383, South 73 degrees, 37 minutes, 14 seconds East, 100 feet to a point; thence South 16 degrees, 22 minutes, 46 seconds West, 20 feet to a point a corner of Lot No. 381; thence along line of Lot No. 381, North 73 degrees, 37 minutes, 14 seconds West, 100 feet to a point on the Southeasterly side of Mulberry Court; thence along the Southeasterly side of Mulberry Court, North 16 degrees, 22 minutes, 46 seconds East, 20 feet to a point, a corner of Lot No. 383, the first mentioned point and place of beginning.

BEING Lot No. 382 as shown on said plan.

BEING the same premise that Michael Campo and Mary Ann Campo, husband and wife, by Deed dated August 27, 1999 and recorded September 17, 1999 in the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5288, Page 1414 granted and conveyed to Nuj Fungladda.

Parcel Number: 61-00-03829-26-8.

Location of property: 112 Mulberry Court, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nuj Fungladda** at the suit of Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, not in its Individual Capacity, but Solely as Legal Title Trustee. Debt: \$186,115.29.

**Paul J. Fanelli**, Attorney. I.D. #313157

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

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

## 11-28901

ALL THAT CERTAIN lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision of "The Chadwick Tract" prepared for Franco D'Andrea by Stoudt, Taconelli & Associates, Inc., Civil Engineers and Land Surveyors dated 8/31/1995 and last revised 12/7/1998 and recorded in Plan Book A-58, Page 236, as follows, to wit:

BEGINNING at a point on the Northeasterly side of McKean Road (60 feet wide) at a corner of this and Lot 1 as shown on the above mentioned plan; thence extending from said point of beginning and along the Northeasterly side of McKean Road North 45 degrees, 50 minutes, 00 seconds West, 232.73 feet to a point a corner in line of land now or late of John R. and Susan L. Udinsky; thence extending along the same North 43 degrees, 37 minutes, 12 seconds East, 192 feet to a point a corner in line of Lot 3; thence extending along the same South 46 degrees, 22 minutes, 45 seconds East, 234.57 feet to a point a corner in line of Lot 1; thence extending along the same South 44 degrees, 10 minutes, 00 seconds West, 194.23 feet to a point being the first mentioned point and place of beginning.

BEING known as Lot 2 on the above mentioned plan.

BEING the same premises which M.J.E. Builders, Inc. by Indenture dated 1/28/2001 and recorded 2/8/2001 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5349, Page 2018, granted and conveyed unto Samuel F. Vinicur and Lisa R. Vinicur, in fee.

Parcel Number: 36-00-08017-08-3.

Location of property: 1116 McKean Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Samuel F. Vinicur and Lisa R. Vinicur** at the suit of Citizens Bank of Pennsylvania. Debt: \$479,591.28.

**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.

## 11-33480

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Subdivision Plan, Pheasant Knoll (a/k/a Dise Farm, Phase III) prepared for Maxi Group/James Stachelek by CZOP/Specter, dated 9/3/1990 and last revised 4/20/1995 and recorded 5/10/1995 in Plan Book A-55, Page 344, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Overlook Drive (50.00 feet wide), said point being a corner of Lot No. 23 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 23 South 41 degrees, 59 minutes, 26 seconds East crossing wetlands 195.28 feet to a point in line of Open Space 'C'; thence extending along the same South 52 degrees, 00 minutes, 59 seconds West 112.63 feet to a point a corner of same; thence along said Open Space 'C', through a 20.00 feet wide storm sewer easement and along Lot No. 25 North 38 degrees, 41 minutes, 55 seconds West, 190.00 feet to a point on the Southwesterly side of Overlook Drive; thence extending along the Southwesterly and changing to the Southeasterly side of Overlook Drive the two (2) following courses and distances, viz: (1) North 50 degrees, 18 minutes, 05 seconds East, 80.03 feet to a point of curve; thence (2) on the arc of a circle curving to the left, having a radius of 175.00 feet the arc distance of 24.82 feet to a point a corner of Lot No. 23, being the first mentioned point and place of beginning.

BEING Lot No. 24 on the above mentioned plan.

UNDER AND SUBJECT, Inter Alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Copper Ridge Homeowners Association, dated 5/15/1996 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5152, Page 211 &c. and any Amendments to the said Declaration, as the same may be duly adopted from time to time.

THE GRANTOR, for and on behalf of the grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all Amendments and supplement thereto; the By-Laws, Rules and Regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of Copper Ridge Homeowners Association, and is in the best interest and for the benefit of all owners of lots therein; and covenant and agree, as a covenant running with the land, to abide by each and every provision or the aforesaid Declaration, as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Benny Abraham and Laly Abraham, h/w, by Deed from William J. Beck and Wendy Susan Beck, dated 08/20/2007, recorded 08/28/2007 in Book 5662, Page 679.

Parcel Number: 38-00-01688-12-8.

Location of property: 212 Overlook Drive, Schwenksville, PA 19473-2302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benny Abraham and Laly Abraham** at the suit of Santander Bank, N.A. formerly known as Sovereign Bank. Debt: \$429,664.96.

**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.

12-01193

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

BEGINNING at a point in the Northerly side of Waverly Road (fifty feet wide, as widened eight and five-tenths feet on each side from the original width of thirty-three feet) at the distance of one hundred seventy-nine and fifty-four one-hundredths feet Northwestwardly from a point of curve of radius corner (which has a radius of ten feet) said point of curve being at the tangent distance of eleven and thirty-five one-hundredths feet Northwestwardly from the intersection which the said side of Waverly Road, produced, makes with the Westerly side of Lynnwood Avenue (forty feet wide) produced; thence along the said side of Waverly Road, North eighty degrees, forty minutes, thirty seconds West, fifty-five feet to a point; thence along Lot No. 205, North nine degrees, nineteen minutes, thirty seconds East, one hundred thirty-five and fifty one-hundredths feet to a point; thence through Lot No. 206 South eighty degrees, forty minutes, thirty seconds East, fifty-five feet to a point; thence still through Lot No. 206 South nine degrees, nineteen minutes, thirty seconds West, one hundred thirty-five and fifty one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Dresnin and Linda M. Dresnin by Deed from Lawrence E. Dresnin and Linda M. Dresnin, formerly Linda M. Felle, husband and wife, dated June 3, 1998 and recorded June 11, 1998 in Deed Book 5229, Page 0445.

Parcel Number: 31-00-28132-00-7.

Location of property: 317 West Waverly Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lawrence E. Dresnin and Linda M. Dresnin** at the suit of Cenlar, FSB. Debt: \$286,965.47.

**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.

12-03467

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described according to a survey made by Francis W. Wack, Registered Surveyor, dated August 14, 1948, as follows, to wit:

BEGINNING at an iron pin in the middle line of a highway also known as The Drive Road, a corner of this and land of Forrest Rogers; thence along the center of said highway South 68 degrees, 05 minutes East, 100 feet to a corner of lands of William Hill Conkle and Dorothy A. Conkle, his wife; thence South 21 degrees, 45 minutes West through an iron pin on the Southerly side of said highway 365 feet, 8 inches to an iron pin a corner of this and land of John Borne; thence South 77 degrees, 05 minutes West, 116 feet, 6 inches to an iron pin a corner of this and land of the aforesaid Forrest Rogers; thence along land of the said Forrest Rogers North 21 degrees, 45 minutes East, 426 feet through an iron pin on the Southerly side of said highway to the middle of said highway the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Henry A. Craig and Diane M. Craig, h/w, by Deed from Christopher R. Soley and Georgia A. Soley, h/w, dated 03/26/2004, recorded 04/30/2004 in Book 5505, Page 1318.

Parcel Number: 42-00-00841-00-8.

Location of property: 1540 Buchert Road, Pottstown, PA 19464-2926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane M. Craig and Henry A. Craig** at the suit of Srmof II 2012-1 Trust, U.S. Bank, National Association, Not in its Individual Capacity but Solely as Trustee. Debt: \$157,101.72.

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

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

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

#### 12-06660

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, known and designated as Lot 87 on a subdivision plan recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book A-56, Page 438, 439 and 440 on January 15, 1997, described, as follows:

BEGINNING at a point on the Northwesterly side of Micklitz Drive at the Southernmost corner of Lot 86; thence (1) South 32 degrees, 40 minutes, 26 seconds West, 80 feet; thence (2) North 57 degrees, 19 minutes, 34 seconds West, 70 feet; thence (3) North 49 degrees, 03 minutes, 25 seconds West, 66.05 feet; thence (4) North 32 degrees, 40 minutes, 26 seconds East, 70.50 feet; and (5) South 57 degrees, 19 minutes, 34 seconds East, 135.36 feet to the point and place of beginning.

Parcel Number: 60-00-02090-14-5.

Location of property: 126 Micklitz Drive, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James Caruso and Sherri J. Caruso** at the suit of Township of Upper Pottsgrove. Debt: \$1,452.64.

**James R. Wood**, Attorney.

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

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

#### 12-07622

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

BEGINNING at the South line of Walnut Street at a point the middle of a four inch brick division wall dividing this from property now or late of George B. and Joshua B. Lessig; thence Southwardly and through the middle of said division wall one hundred and forty (140) feet to a twenty (20) feet wide alley; thence by said alley Eastwardly fifteen (15) feet and six (6) inches to land now or late of H. A. Shenton; thence by the same Northwardly and parallel with the first described line seventy-six (76) feet to a point; thence East eighteen (18) inches at right angles with last described line to a point; thence Northwardly still along said Shenton's land sixty-four (64) feet to the South line of Walnut Street aforesaid; and thence by said Walnut Street Westwardly seventeen (17) feet more or less to the place of beginning.

BEING known as Tract No. 1.

Parcel Number: 16-00-30208-00-7.

Location of property: 560 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gary P. Clifford** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,394.12.

**James R. Wood**, Attorney.

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

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

#### 12-11868

##### PREMISES A:

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 400 feet Southwestward from the middle line of Upland Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Cottage Avenue, 40 feet (each being 20 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue, 130.00 feet.

BEING Lots No. 1049 and No. 1050 on said plan.

##### PREMISES B:

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 440 feet Southwestward from the middle of Upland Avenue (40 feet wide).

CONTAINING in front or breadth on the said middle of Cottage Avenue, 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue, 130.00 feet.

BEING Lots No. 1051 and No. 1052 on the said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Shurtz and Melissa A. Shurtz, by Deed from Deidre L. Cass, dated 03/27/2008 and recorded 03/31/08, in Book 5687, Page 47.

Parcel Number: 36-00-02530-00-8.

Location of property: 313 Cottage Avenue, Horsham, PA 19044-2530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy J. Shurtz and Melissa A. Shurtz** at the suit of Wells Fargo Bank, N.A. Debt: \$240,014.67.

**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.

#### 12-11902

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, being known as Lot No. 136 and the Southerly 25 feet of Lot 137 Clearview Street, situate in the Ninth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at point on the Southeasterly side of Clearview Street (50 feet wide) at the corner of the herein described lot and Lot No. 135, property now or late of Paul H. Knauer, et ux., thence continuing along said Clearview Street North 38 degrees, 12 minutes East, 75 feet to a point; thence through the center line of Lot No. 137; South 51 degrees, 48 minutes East (passing over a 5 foot wide utility easement) 100 feet to a point; thence along property now or late of E. Linwood Drumheller which line also continues along the Southeasterly side of said utility easement, South 38 degrees, 12 minutes West, 75 feet to a point; thence along Lot 135 and repassing over said 5 foot wide utility easement, North 51 degrees, 48 minutes West, 100 feet to a point on the Southeasterly side of Clearview Street the place of beginning.

Parcel Number: 16-00-06728-00-6.

Location of property: 506 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kevin H. Kenna** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,199.64.

**James R. Wood**, Attorney.

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

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

#### 12-13080

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described in accordance to a certain plan thereof known as Plan of "Parle View Gardens" Section #1 made by Charles E. Shoemaker, Registered Professional Engineer dated October 20, 1958 and last revised March 17, 1960, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-5, Page 106, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Fitzwatertown Road (State Highway Rural Route #46092) said point being at the distance of 31.31 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southwesterly side of Burn Brae Drive (50 feet wide); thence extending from said point of beginning South 38 degrees, 33 minutes, 00 seconds West, along the Northwesterly side of Fitzwatertown Road 90.11 feet to a point; thence extending North 51 degrees, 09 minutes, 00 seconds West, 145.58 feet to a point; thence extending North 38 degrees, 51 minutes, 00 seconds East, 110 feet to a point on the Southwesterly side of Burn Brae Drive aforesaid; thence extending 51 degrees, 09 minutes, 00 seconds East along the Southwesterly side of Burn Brae Drive 125.11 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.31 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Andrew Antonio Johnson and Kellan E. Mcrae by Deed from Andrew Antonio Johnson, dated September 26, 2008 and recorded October 8, 2008 in Deed Book 5710, Page 00911.

Parcel Number: 54-00-06403-00-5.

Location of property: 1256 Fitzwatertown Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew Antonio Johnson and Kellan E. Mcrae** at the suit of Ventures Trust 2013-1-NH by MCM Capital Partners, LLC its Trustee. Debt: \$335,224.52.

**Brian T. LaManna**, Attorney.

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

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

## 12-13421

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Subdivision "Northgate" Phase 1C, 2 and 3 (Section 6) made by Van Cleff Engineers Associates, Doylestown, Pennsylvania dated 11/19/2007, and last revised 5/2/2008, and recorded in Plan Book 32, Page 221-230 (225), as follows, to wit:

BEING Lot No. F-175 as shown on said plan.

BEING the same premises which The Hills at Perkiomen, L.P. and Morgan Hill Drive, L.P. (Equitable Owner) by Deed dated 03/27/2009 and recorded 04/22/2009 in Montgomery County in Deed Book, 5727 Page 2618, granted and conveyed unto James A. Pittaoulis and Halina Lew.

Parcel Number: 57-00-02668-64-5.

Location of property: 2020 Hayward Avenue, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Halina Lew and James A. Pittaoulis** at the suit of GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee. Debt: \$272,546.84.

**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.

## 12-13696

ALL THAT CERTAIN tract or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property for Clarence W. Strouse, made by George C. Heilman, R.S. Norristown, PA and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA in Plan Book A-7, Page 1, as follows, to wit:

BEGINNING at a point on the Northwesterly side of DeKalb Pike (50 feet wide) Ultimate Right-of-Way 80 feet wide; thence extending from said side of said DeKalb Pike South 07 degrees, 03 minutes West, 235.00 feet to a point corner of Lot #4 as shown on the above mentioned plan; thence extending along Lot #4 and crossing the Ultimate Right-of-Way Line of DeKalb Pike and partially along Lot #5 the two following courses and distances, to wit: (1) North 82 degrees, 57 minutes West, 282.00 feet to a point; and (2) North 82 degrees, 57 minutes West, 96.68 feet to a point in line of lands now or late of Edward Dvoner; thence extending along lands now or late of Edward Dvoner and along lands of various owners North 46 degrees, 30 minutes East, 424.78 feet to a point in line of Lot #2 as shown on the above mentioned plan; thence extending along Lot #2 and recrossing the Ultimate Right-of-Way line of DeKalb Pike aforesaid South 43 degrees, 27 minutes East, 143.09 feet to a point on the Northwesterly side of DeKalb Pike, the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Robert W. Crowder and Yvonne H. Crowder, h/w, by Deed from Charles A. Parham and Alfreda F. Parham, his wife, dated 04/27/2001, recorded 05/04/2001 in Book 5359, Page 319.

Parcel Number: 39-00-00991-00-5.

Location of property: 1125 DeKalb Pike, Gwynedd, PA 19454-4602.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yvonne H. Crowder a/k/a Yvonne Hellams-Crowder and Robert W. Crowder** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1. Debt: \$757,240.42.

**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.

## 12-14447

BEING 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 Record Plan of Stony Creek Farms made by Bohler Engineering, Inc. Chalfont, Pennsylvania, dated November 3, 2003 and last revised June 4, 2007, and recorded in Montgomery County in Plan Book 28, Pages 475-482, as follows, to wit:

TITLE TO SAID PREMISES IS VESTED IN Raffaele Cirrina, a married man, by Deed from NVR, Inc., a Virginie Corporation, trading as Ryan Homes, dated 06/30/2011, recorded 07/01/2011 in Book 5805, Page 2611.

Parcel Number: 67-00-02614-88-1.

Location of property: 107 Jasper Court, Eagleville, PA 19403-4310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raffaele Cimina** at the suit of U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee of One William Street Remic Trust 2012-1 Without Recourse. Debt: \$322,512.88.

**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.

12-16949

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County Pennsylvania, and described according to a Certain Plan of Lots made for McClatchy Davis Corporation by William W. Reeder, Registered Professional Engineer, dated July 3, 1964 and recorded at Norristown, Pennsylvania, in Plan Book A-8, Page 33 and later revised on 3/23/1955 and recorded in Montgomery County in Plan Book A-8, Page 77, as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of Plywood Drive formerly Louella Drive at the beginning of a cul-de-sac (of irregular width) at the end of Plywood Drive formerly Louella Drive said point being the four following courses and distances from a point of curve on the Easterly side of Terrace Road: (1) leaving Terrace Road on the arc of a circle curving to the left having a radius of one hundred twenty-five and no one-hundredths feet the arc distance of two hundred six and three one-hundredths feet to a point of tangent on the Northwesterly side of Plywood Drive formerly Louella Drive; (2) North seventy-eight degrees, no minutes East along the Northwesterly side of Plywood Drive formerly Louella Drive three hundred thirty-six and forty-three one-hundredths feet to a point of curve on the same; (3) Northeastwardly and Southeastwardly partly along the Northwesterly and Northeastly sides of Plywood Drive formerly Louella Drive on the arc of a circle curving to the right having a radius of two hundred six and ninety-four one-hundredths feet the arc distance of one hundred twenty-four and six one-hundredths feet to a point of tangent on the Northeastly side of same; and (4) South sixty-seven degrees, thirty-nine minutes, five seconds East along the Northeastly side of Plywood Drive formerly Louella Drive, seventy-four and sixteen one-hundredths feet to the point of beginning; thence extending from said point of beginning North thirty-nine degrees, thirty-five minutes East, one hundred twenty-seven and thirty-three one-hundredths feet to a point; thence extending South fifty degrees, twenty-five minutes East, two hundred eighty-eight and eight one-hundredths feet to a point; thence extending South fifty-three degrees, fifty-four minutes, thirty seconds West, one hundred sixty-two and twenty-four one-hundredths feet to a point; thence extending North fifty-four degrees, forty-seven minutes, fifty seconds West, one hundred eighty-three and seventy-nine one-hundredths feet to a point on the Southeasterly side of the aforesaid cul-de-sac; thence extending Northeastwardly and Northwestwardly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of fifty and no one-hundredths feet the arc distance of eighty-nine and seventy-five one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Ramey, a married man, by Deed from Robert L. Ramey and Karen L. Ramey, husband and wife, dated 05/26/2006, and recorded on 06/25/2006 in Book 5613, Page 2799.

Parcel Number: 49-00-09529-00-7.

Location of property: 17 Plywood Drive, Plymouth Meeting, PA 19462-2636.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Ramey** 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: \$316,950.55.

**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.

12-18577

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot #3 on Plan of Lots of John Henry, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated May 7th, 1921, as follows, to wit:

BEGINNING at a stake in the middle line of Highland Avenue (formerly Mount Pleasant Avenue) at the distance of forty-four and twenty-seven one-hundredths feet Northwestwardly from a stone at the intersection of the said middle line of Highland Avenue with the line dividing the Counties of Montgomery and Chester; thence along the said middle line of Highland Avenue, North ten degrees, forty-five minutes West, forty feet to a stake, a corner of lot of Roy Holiday; and thence along the same, South seventy-nine degrees, fifteen minutes West, one hundred seventy-three and eight-tenths feet to a stake in line of land of Thomas Jones Estate; and thence along the same, South fourteen degrees, eight minutes East, forty and seven one-hundredths feet to a stake, a corner of lot of said John Simes; and thence along the same, North seventy-nine degrees, fifteen minutes East, one hundred seventy-one and four-tenths feet to a point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot #2 on Plan of Lots of John Henry, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated May 7th, 1921, as follows, to wit:

BEGINNING at a point in the middle line of Highland Avenue (thirty feet wide) as shown on said survey and plan, at the distance of four and twenty-seven one-hundredths feet Northwestwardly from a stone at the intersection of this middle line of Highland Avenue with the line dividing the Counties of Montgomery and Chester; and thence along the said middle line of Highland Avenue, North ten degrees, forty-five minutes West, forty feet to a stake, a corner of the other ground of the grantees; thence along the same, South seventy-nine degrees, fifteen minutes West, one hundred seventy-one feet and four-tenths feet to a stake in line of land of Thomas Jones Estate; thence along the same, South fourteen degrees, eight minutes East, forty and seven one-hundredths feet to a point, a corner of land of A. Williams; thence by the same, North seventy-nine degrees, fifteen minutes East, one hundred sixty-nine feet to the place of beginning.

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

BEGINNING at a stake in the middle line of Highland Avenue, eighty-four and twenty-seven one-hundredths feet measured Northwestwardly from a marble stone in the middle of said Highland Avenue and intended to be on or near the line dividing the Counties of Chester and Montgomery; thence along said avenue (laid out thirty feet wide), North ten degrees, forty-five minutes West, forty feet to a point, a corner of Lot #5; thence by and along the line of said Lot #5, South seventy-nine degrees, fifteen minutes West, one hundred seventy-six and two-tenths feet to a point; thence South fourteen degrees, eight minutes East, forty and seven-tenths feet to a point; and thence by a line parallel with the second above mentioned course, North seventy-nine degrees, fifteen minutes East, one hundred seventy-three and eight-tenths feet to the aforesaid middle line of Highland Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Isaiah M. Byrd, Jr. by Deed from Isaiah M. Byrd, Jr. and Todd A. Byrd, father and son, dated January 17, 2006 and recorded November 14, 2006 in Deed Book 5623, Page 2531. The said Isaiah M. Byrd, Jr. died on July 1, 2011 thereby vesting title in Todd A. Byrd, in his capacity as Executor of the Estate of Isaiah M. Byrd, Jr. Deceased Mortgagor and Real Owner.

Parcel Number: 58-00-13852-00-4.

Location of property: 1010 Mount Pleasant Avenue, Wayne, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Todd A. Byrd, in His Capacity as Executor of the Estate of Isaiah M. Byrd, Jr., Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$256,777.27.

**Carol A. DiPrinzo, 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.

#### 12-19411

ALL THAT CERTAIN tract of land, with buildings and improvements, situate in Montgomery County, Pennsylvania, being UPI No. 47-00-00002-05-9, otherwise known as Lot 1 Angel Drive, Gilbertsville, PA and being more fully described in Deed Book 5396, Page 602, and date of Deed 01/30/02, located in **New Hanover Township**.

The Real Property or its address is commonly known as 2305 Angel Drive Gilbertsville, PA 19525-9699. The Real Property parcel identification number is 47-00-00002-05-9.

TITLE TO SAID PREMISES IS VESTED IN Damian P. Witman and Cynthia A. Witman, by Deed from Nicholas P. Fioravanti and Angeline C. Fioravanti, dated 01/30/2002, recorded 02/15/2002 in Book 5396, Page 602. Cynthia A. Witman was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Cynthia A. Witman's death on or about 05/30/2008, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 47-00-00002-05-9.

Location of property: 2305 Angel Drive, Gilbertsville, PA 19525-9699.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Damian P. Witman** at the suit of Citimortgage, Inc. Debt: \$233,752.65.

**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.

#### 12-21020

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by George F. Shaner, Registered Engineer, dated June 6, 1950, as follows, to wit:

BEGINNING at a corner of other lands of Pasquale Fieni, said point being on the Northerly property line of Seventh Street (50 feet wide) and distant South 54 degrees, 26 minutes East, 152 feet from the Northeasterly property line intersection of the aforesaid Seventh Street and another ordained street known as Johnson Street; thence continuing along the Northerly property line of 7th Street or South 54 degrees, 26 minutes East, 45 feet to a corner of Lot No. 37; thence along the same North 35 degrees, 34 minutes East, 100 feet to a corner of land of Pasquale Fieni; thence along the same North 54 degrees, 26 minutes West, 45 feet to a corner of other lands of Pasquale Fieni; thence along the same South 35 degrees, 34 minutes West, 100 feet to the place of beginning.

BEING the Southerly portion of Lot No. 36 and the Southeasterly portion of Lot No. 35 of a plan of lots as laid out by H.D. Saylor, Attorney now deceased.

Parcel Number: 16-00-25488-00-2.

Location of property: 17 East Seventh Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kevin D. Krause and Amber S. Krause** at the suit of Borough of Pottstown. Debt: \$1,825.02.

**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.

## 12-21470

ALL THAT CERTAIN lot or piece of ground, situate in **Narberth Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of the Hansen Tract, made for Marvin Blum by Yerkes Associates, Inc., dated August 29, 1974, last revised January 31, 1975, as follows, to wit:

BEGINNING at an iron pin on the Northeasterly side of a proposed road now known as Hansen Court (50 feet wide); being measured along the said proposed road now known as Hansen Court, the following eight (8) courses and distances from a point on the Southwesterly side of Montgomery Avenue (60 feet wide) as shown on said plan: (1) on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) South 05 degrees, 26 minutes West, 33.52 feet to a point of curve; (3) on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 34.24 feet to a point of curve; (4) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 199.36 feet to a point of reverse curve; (5) on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 52.36 feet to a point of tangent; (6) North 84 degrees, 34 minutes West, 65.89 feet to a point of curve; (7) on the arc of a circle curving to the left, having a radius of 75 feet, the arc distance of 153.70 feet to a point of tangent; and (8) South 21 degrees, 59 minutes East, 15.45 feet to the point of beginning; thence from said beginning point, along Lot No. 9 on said plan, North 68 degrees, 01 minute East, 75 feet to an iron pin, a corner of Lot No. 8 on said plan; thence along said Lot, South 40 degrees, 25 minutes East, 63.25 feet to an iron pin, a corner of Lot No. 11 on said plan; thence along said lot, South 68 degrees, 01 minute West, 95 feet to an iron pin on the Northeasterly side of said proposed road known as Hansen Court; thence along said road, North 21 degrees, 59 minutes West, 60 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey R. Gwin and Grace A. Gwin, h/w, by Deed from Marjorie Dilsheimer, dated 08/24/1992, recorded 08/31/1992 in Book 5017, Page 540.

Parcel Number: 12-00-01760-08-2.

Location of property: 10 Hansen Court, Narberth, PA 19072-1713.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Grace A. Gwin and Jeffrey R. Gwin** at the suit of U.S. Bank, National Association as Trustee for Bear Stearns Asset-Backed Securities Trust 2004-AC4, Asset-Backed Certificates, Series 2004-AC4. Debt: \$408,486.78.

**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.

## 12-22448

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

BEGINNING at a point on the Southerly side of Moore Street at the distance of 146 feet, more or less Westerly from the Southwest corner of Violet and said Moore Streets; thence by land of the Estate of David Cooke Southerly at right angles to said Moore Street 110 feet; thence; still by said land of said Cook Westerly, parallel to said Moore Street 20 feet to land of Elizabeth Hadley; thence along said Hadley's' land Northerly at right angles to said Moore Street 110 feet to the aforesaid side of said Moore Street; and thence by same Easterly 20 feet to the place of beginning.

BEING the same premises, by Deed dated 09/14/2011 and recorded 09/14/2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5813, Page 00792, granted and conveyed unto Matthew Santiago as Administrator of The Estate of Phyllis Santiago, Deceased.

Parcel Number: 13-00-26068-00-1.

Location of property: 442 East Moore Street a/k/a 442 Moore Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Santiago as Administrator of The Estate of Phyllis Santiago, Deceased and Yvette Shanea Santiago** at the suit of U.S. Bank National Association. Debt: \$115,221.69.

**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.

## 12-23761

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, to wit:

BEGINNING at a point on the Northwest side of Stanbridge Street at the distance of 197 feet 6 1/2 inches Southwesterly from the West corner of Oak and Stanbridge Streets, a corner of this and land of Hannah C. Lewis; thence by the same the line passing through the middle of the partition wall between this and the house on said Lewis' adjoining land, Northwesterly 170 feet to Rapp Alley, laid out 20 feet wide; thence along the Southwest side of said alley Southwesterly 22 feet, 4 inches to a point a corner of this and land of John Jones; thence by the same parallel with the first line Southeasterly 170 feet to Stanbridge Street, aforesaid and along the Northwest side thereof Northeasterly 22 feet, 4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven C. Thomas, by Deed from Restoration Realty, LLC, dated 05/04/2006, recorded 05/18/2006 in Book 5601, Page 1685.

Parcel Number: 13-00-35492-00-9.

Location of property: 645 Stanbridge Street, Norristown, PA 19401-5534.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven C. Thomas and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, Debt: \$136,826.52.

**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.

12-24680

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated the 81h day of March, 1948, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Barclay Road (fifty-five feet) at the distance of one hundred sixteen and forty-six one-hundredths feet measured Northwestwardly along the said side of Barclay Road by a line curving to the left having a radius of seventeen hundred and five feet from a point of compound curve on the said Barclay Road, which said point of compound curve is at the arc distance of four hundred and twenty-one and sixteen one-hundredths feet measured Northeastwardly along the Southeasterly side of Barclay Road (by a line curving to the left having a radius of eight hundred and four and fifty one-hundredths feet) from a point of reverse curve of a radius corner (having a radius of fifteen feet) on the Southeasterly side of said Barclay Road, which said point of reverse curve is at the tangent distance of fifteen feet measured Northwestwardly from the point of intersection of the said side Barclay Road (as produced) with the Northeasterly side of Lanfair Road (fifty feet wide) produced; thence extending North eighty-four degrees, seventeen minutes, thirty-two seconds East along the line Lot No. 28 on said plan one hundred and twelve and none one-hundredths feet to a point; thence extending North nine degrees, forty-three feet to a point; thence extending North nine degrees, forty-three minutes, forty-nine seconds West, sixteen and sixty-two one-hundredths feet to a point an angle; thence extending further North nine degrees, no minutes, twelve seconds West, fifty-three and seventy-one one-hundredths feet to a point; thence extending South eighty-two degrees, four minutes, twenty-eight seconds West along the line of Lot No. 30 on said plan, one hundred and nine and twenty one-hundredths feet to a point in the aforesaid Northeasterly side of Barclay Road; and thence extending along the same by a line curving to the right with a radius of seventeen hundred and five feet, the arc distance of sixty-six feet to the first mentioned point and place of beginning.

BEING No. 7419 Barclay Road and Lot No. 29 on said plan.

UNDER AND SUBJECT to certain building restrictions and conditions of record.

BEING the same premises which Betty Jane Clement, by Deed dated 02/28/2008 and recorded 05/04/2008 in the Recorders Office of Montgomery County, Pennsylvania, in Deed Book 5692, Page 333, Instrument Number #20088044816, granted and conveyed unto Anita L. Davis and Walter E. Davis.

Parcel Number: 31-00-01615-00-1. Tax Map ID 31087B048.

Location of property: 7419 Barclay Road, Cheltenham, PA 19012.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Walter E. Davis and Anita L. Davis** at the suit of PNC Bank, National Association. Debt: \$291,706.22.

**Louis P. Vitti**, Attorney.

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

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

12-26141

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 1/17/1994 and last revised on 11/2/1994 and recorded in Plan Book A-54, Page 166, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Crystal Court Cul-de-sac, said point being a corner of Lot No. 11 of the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 11 the two (2) following courses and distances through the bed of a drainage easement, viz: (1) North 72 degrees, 10 minutes, 06 seconds East, 43.41 feet to a point, an angle; thence (2) North 40 degrees, 36 minutes, 00 seconds East, 13.41 feet to a point a corner in a 20.00 feet wide emergency access easement; thence extending partly along said emergency access easement and along open space the two (2) following courses and distances, viz: (1) South 51 degrees, 26 minutes, 00 seconds East, 120.43 feet to a point, a corner; thence (2) South 38 degrees, 34 minutes, 00 seconds West, 53.52 feet to a point a corner of Lot No. 13; thence extending along Lot No. 13 the two (2) following courses and distances, viz: (1) North 51 degrees, 26 minutes, 00 seconds West, 115.52 feet to a point, an angle; thence (2) South 90 degrees, 00 minutes, 00 seconds West, 17.16 feet to a point on the Northeasterly side of Crystal Court, Cul-de-sac; thence extending along the Northeasterly side of Crystal Court, Cul-de-sac on the arc of a circle curving to the left, having a radius of 70.00 feet the arc distance of 21.79 feet to a point a corner of Lot No. 11, being the first mentioned point and place of beginning.

BEING known as Lot No. 12 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Philip Berman, by Deed from Joseph Salvatore, dated 07/27/2006, recorded 08/02/2006 in Book 5610, Page 1924.

Parcel Number: 66-00-01241-45-7.

Location of property: 213 Crystal Court, Blue Bell, PA 19422-2473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip Berman** at the suit of RBS Citizens, National Association s/b/m to CCO Mortgage Corporation. Debt: \$430,859.05.

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

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

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

#### 12-26311

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to an Easement Plan of Birchwood Terrace Homes made by Burisch Associates, Inc., dated August 25, 1986 and recorded in Plan Book A-48, Page 117, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Rose Valley Road (50 feet wide) said point being at the distance of 52.23 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Northeasterly side of Mapleleaf Lane (50 feet wide); thence extending from said beginning a point along the Southeasterly side of Rose Valley Road North 83 degrees, 52 minutes, 00 seconds East, 187.21 feet to a point; thence extending South 35 degrees, 50 minutes, 00 seconds East, 67.88 feet to a point; thence extending South 54 degrees, 10 minutes, 00 seconds West, 200.00 feet to a point on the Northeasterly side of Mapleleaf Lane; thence extending along the same North 35 degrees, 50 minutes, 00 seconds West, 138.91 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 52.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 63 as shown on the above mentioned plan.

Parcel Number: 60-00-01814-34-9.

Location of property: 82 Rose Valley Road, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael R. C. Anthony and Linda L. Anthony** at the suit of Township of Upper Pottsgrove. Debt: \$1,339.68.

**James R. Wood**, Attorney.

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

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

#### 12-31699

ALL THAT CERTAIN messuage or tenement and lot of land, situate in the South side of King Street, in the Fifth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of King Street, distant 8 feet Westerly from the Western corner of the brick dwelling house, now or late of William Geller; thence Southerly 85 feet thence by lands now or late of the said William Geller, Westerly 17 feet, 3 inches to a corner of this land now or late of J. Lewis Boyer; thence by said land Northerly passing in part of said course and distance through the partition wall of a double frame house 83 feet to King Street; thence by said King Street Easterly 17 feet, 3 inches to the place of beginning.

Parcel Number: 16-00-17408-00-9.

Location of property: 440 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential duplex dwelling.

Seized and taken in execution as the property of **Luigi S. Fischer, II** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,128.26.

**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.

#### 12-32251

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision of property of Providence Builders, Inc. 'The Pine, North' prepared by Yerkes Associates, Inc., dated May 30, 1974, last revised June 21, 1974, recorded in the Office for the Office for the Recording Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-27, Page 2, and being later revised on August 5, 1974, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the cul-de-sac (of irregular width) located at the end of Blue Teel Circle (50 feet wide), as shown on said land, said point being measured the seven following courses and distances from a point of curve on the Northeasterly side of Eagleville road (LR #46066) (no width given at this point), as shown on said plan, viz: (1) leaving said Northeasterly side of Eagleville Road on the arc of a curve curving to the right, having a radius of 20 feet the arc distance of 33 feet to a point of tangent on the Southeasterly side of Blue Teel Circle:

(2) thence extending North 52 degrees, 21 minutes East, along said side of Blue Teel Circle, the distance of 8.83 feet to a point of curve on same; (3) thence extending along said side of Blue Teel Circle on the arc of a curve, curving to the left having a radius of 292 feet the arc distance of 315.55 feet to a point of tangent on the same; (4) thence extending North 9 degrees, 34 minutes West, still along said side of Blue Teel Circle, the distance of 285.5 feet to a point of curve on same; (5) thence extending said Southeasterly side of Blue Teel Circle on the arc of a curve, curving to the right, having a radius of 413 feet the arc distance of 131.97 feet to a point of compound curve on the same; (6) thence extending still along the said side of Blue Teel Circle on the arc of a curve, curving to the right, having a radius of 50 feet, the arc distance of 58.14 feet to a point of reverse curve, making the beginning of the aforesaid cul-de-sac; and (7) thence extending along said Southeasterly side of said cul-de-sac on the arc of a curve, curving to the left, having a radius of 50 feet, the arc distance of 21.41 feet to the point of beginning; thence extending on the arc of a curve, curving to the left, in a Northeastwardly to Northwardly direction along the said Southeasterly and Northeasterly side of said cul-de-sac having a radius of 50 feet the arc distance of 62 feet to a point a corner of Lot No. 17, as shown on said plan; thence extending along Lot No. 17, the two following courses and distances, viz: (1) extending North 33 degrees, 57 minutes East, the distance of 73.78 feet to a point a corner; and (2) thence extending North 55 degrees, 51 minutes East, the distance of 134.98 feet to a point a corner in line of lands now or late of Woodweel, as shown on said plan; thence extending South 7 degrees, 5 minutes, 40 seconds West, along said lands and also lands now or late of Audubon Garjens, Inc., Broday and Reigler, all as shown on said plan, the distance of 213 feet to a point a corner of Lot No. 15, as shown on said plan; thence extending North 82 degrees, 38 minutes West along Lot No. 15, the distance of 143.13 feet to a point on the said Southeasterly side of the cul-de-sac located at the end of Blue Teel Circle, being the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher Machon and Marybeth Machon, husband and wife their heirs successors and assigns forever as Tenants by the Entireties, by Deed from Jason Bobb and Kimberly Bobb, husband and wife, dated 10/10/2008, recorded on 12/01/2008 in Book 5715, Page 1766.

Parcel Number: 43-00-01467-05-6.

Location of property: 122 Blue Teel Circle, Norristown, PA 19403-1955.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Machon a/k/a Christopher Andrew Machon and Marybeth Machon a/k/a Mary Beth Machon** 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: \$406,567.42.

**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.

#### 12-32321

ALL THAT CERTAIN parcel of land, with the buildings and improvements thereon erected and the appurtenances thereto, situated in **Worcester Township**, County of Montgomery, State of Pennsylvania:

BEING Lot No. 20D, as identified on the Final Subdivision Land Development Plan for Berwick Place, prepared by Brandywine Valley Engineers, Inc., Consulting Engineers and Land Surveyors, Boothwyn, PA dated 12/1/1992, last revised 5/11/1993, and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Plan Book A-54, Page 266.

AS such lot and appurtenances are defined in the Declaration of Easements, Conditions, Covenants and Restrictions for Berwick Place as in Deed Book 5053, Page 2090, et seq.

AND as such lot is shown on the Building As-Built Plan for Berwick Place prepared by Brandywine Valley Engineers, dated 3/8/94.

TITLE TO SAID PREMISES IS VESTED IN Frank Daniel Forte, by Deed from Jeffrey A. Dickey and Genevieve E. Dickey, dated 04/29/2004, recorded 05/27/2004 in Book 5509, Page 742.

Parcel Number: 67-00-00458-39-3.

Location of property: 79 Bristol Court, Norristown, PA 19403-1076.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank D. Forte a/k/a Frank Daniel Forte** at the suit of Metlife Home Loans, a Division of Metlife Bank, N.A. Debt: \$251,133.23.

**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.

#### 12-32478

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situated in **Cheltenham Township**, County of Montgomery, State of Pennsylvania and described according to a plan thereof made by William T. Muldrew, Civil Engineer, January 17, 1924, as follows:

BEGINNING at a point on the Southwesterly side of Glenside Avenue, at the distance of 105.31 feet Northwest of the Northwesterly side of Twickenham Road and extending South 34°, 56' West, 29.75 feet to a point; thence through the center of a party wall South 35°, 17' West, 36 feet to a point; thence South 35°, 23', 30" West, 14.94 feet to a point; thence through the center of a garage, South 35°, 22' West, 20 feet to a point; thence South 34°, 56' West, 61.72 feet to a point; thence North 48°, 17', 40" West, 35.18 feet to a point; thence North 35°, 10' East, 158.25 feet to a point in the Southwest side of Glenside Avenue; thence South 55°, 4' East, 34.77 feet along the said side of Glenside Avenue to the place of beginning.

Parcel Number: 31-00-11482-00-7.

Location of property: 406 West Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carl M. Knapp and Leslie M. Knapp** at the suit of Citizens Bank of Pennsylvania. Debt: \$111,291.20.

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

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

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

13-00287

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Record Plan of Maugers Mill Estates, made by Ralph E. Shaner & Son Engineering Company, Pottstown Pennsylvania dated September 7, 1994 and last revised May 24, 1996 and recorded at Norristown, Pennsylvania in Plan Book A-56, Page 207, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Aspen Drive, (50 feet wide) a corner of Lot 48 on said plan; thence from said beginning point, along line of Lot 48 and through the bed of 20 feet wide easement, South 31 degrees, 26 minutes East, 125 feet to a point in line of Lot No. 50 on said plan; thence along line of Lot 50, South 61 degrees, 55 minutes West, 125 feet to a point on the Northeasterly side of Aspen Drive; thence along the Northeasterly, Easterly and Southeasterly sides of Aspen Drive on the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 139.04 feet to a point a corner of Lot 48, the first mentioned point and place of beginning.

BEING Lot No. 49 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Chad E. Thiele and Kimberly L. Thiele, h/w, by Deed from Chad E. Thiele and Kimberly L. Thiele, (f/k/a, Kimberly L. Hurley), dated 05/24/2011, recorded 06/06/2011 in Book 5803, Page 269.

Parcel Number: 60-00-00001-63-2.

Location of property: 1512 Aspen Drive, Pottstown, PA 19464-1570.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly L. Thiele and Chad E. Thiele** at the suit of Wells Fargo Bank, N.A. Debt: \$325,323.11.

**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.

13-02112

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 21 on a Plan of Lots entitled Cinnamon Hill, Section D, which plan is recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-3, Page 50, and more particularly described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hansen Road (fifty feet wide) at the distance of one hundred five feet and sixty-nine one-hundredths of a foot Southeasterly from the Southeasterly terminus of its radial intersection with the Southeasterly side of Chapel Lane (fifty feet wide); thence extending North sixty-two degrees, twenty-eight minutes East, along the Southeasterly line of Lot No. 21 on said plan and passing partly along the Southeasterly line of a certain ten feet wide utility easement one hundred forty-eight feet and eighty-six one-hundredths of a foot to a point in the Northeasterly line of a certain other ten feet wide easement; thence extending South nineteen degrees, fifty-nine minutes West along same eighty-six feet one-hundredths of a foot to a point; thence extending South sixty-nine degrees, thirty minutes West along the Northwesterly line of Lot No. 23 on said plan one hundred fifty-six feet and ninety-six one-hundredths of a foot to a point on the Northeasterly side of Hansen Road; thence extending North twenty degrees, thirty minutes West along same sixty-eight feet and thirty-three one-hundredths feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Lynne Parsons by Deed from Jean E. Godshall- Myers, Executor, and Stephen E. Godshall-Myers, Executor, Under the Will of Emily W. Godshall, Deceased dated 04/22/2004 recorded 06/29/2004 in Deed Book 5514, Page 339.

Parcel Number: 58-00-09325-00-4.

Location of property: 484 Hansen Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynne Parsons and United States of America** at the suit of Homeward Residential, Inc., f/k/a American Home Mortgage Servicing, Inc. Debt: \$289,729.12.

**Elizabeth 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.

## 13-02252

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Johnson Subdivision" drawn by All County and Associates, St. Peters, PA, Job No. JOHJ98-2, dated April 1, 1999 last revised June 6, 2000 and recorded in Plan Book A-59, Pages 229-230, as follows, to wit:

BEGINNING at a point on the Westerly side of Wendy Way, said point of beginning is being at a point a corner of Lot No. 24 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 24, North 81 degrees, 56 minutes, 43 seconds West, 114.18 feet to a point in line of lands now or late of Edward R. and Karen M. Beitler as shown on said plan; thence extending along the line of said lands of Beitler, North 08 degrees, 03 minutes, 24 seconds East, 94.07 feet to a point a corner of Lot No. 22 as shown on said plan; thence extending along the line of said Lot No. 22, South 59 degrees, 14 minutes, 24 seconds East, 129.15 feet to a point on the Westerly side of Wendy Way, aforesaid; thence extending along the said Westerly side of Wendy Way and measuring in a Southerly direction along the arc of a circle curving to the left having a radius of 162.00 feet the arc distance of 40.20 feet to a point of tangent; thence continuing along the said Westerly side of Wendy Way, South 08 degrees, 03 minutes, 17 seconds West, 4.43 feet to a point a corner of Lot No. 24, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 23 on said plan.

Block 22A Unit 23.

UNDERANDSUBJECT, however, to a Declaration of Covenants, Restrictions, Easements, Reservations, Charges and Liens on Development known as the "The Colony at Skippack, a Planned Community", by Wilkinson Heritage L.L.C., the Declarant, dated January 25, 2001 and recorded February 8, 2001 in Deed Book 5349, Page 1517 and First Amendment thereto dated January 26, 2001 and recorded February 8, 2001 in Deed Book 5349, Page 1578 and Second Amendment thereto dated and recorded in Deed Book \_\_\_\_\_ Page \_\_\_\_\_

BEING the same premises which Wilkinson Heritage L.L.C. by Deed dated April 16, 2002 and recorded April 25, 2002 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book Volume 5404, Page 01909, granted and conveyed unto Deborah Madow and Keith Madow, in fee.

Parcel Number: 51-00-04018-31-4.

Location of property: 4345 Wendy Way, Skippack Township, Montgomery County, PA.

The improvements thereon are: Piece of land with buildings and improvements.

Seized and taken in execution as the property of **Keith Madow and Deborah Madow** at the suit of The Victory Bank. Debt: \$216,498.32.

**Karen H. Cook**, 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.

## 13-02730

ALL THAT CERTAIN parcel of land, situated in **Douglass Township**, Montgomery County, Pennsylvania, described according to a plan by Aston Surveyors/Engineers Inc. for William H. and Gail K. Hilbert recorded 9/19/94 in Plan Book A-55, Page 109, as follows, to wit:

BEGINNING at a point in the center of Sweinhart Road a corner of this and Lot Number 2 as shown on the above mentioned plan; thence along Sweinhart Road South 37 degrees, 34 minutes, 30 seconds West, 80.05 feet to a point in line of lands n/l of Gale Delp; thence along the same and also along lands n/l of Stetler Service Corporation the (3) following courses and distances: (1) North 51 degrees, 34 minutes, 20 seconds West, 400.00 feet to a point; (2) South 37 degrees, 34 minutes, 30 seconds West, 200 feet to a point; and (3) North 51 degrees, 34 minutes, 20 seconds West, 200.05 feet to a point in line of lands n/l of Doug A. and Denise L. Stetler; thence along the same North 37 degrees, 34 minutes, 30 seconds East, 417.38 feet to a point; thence South 52 degrees, 49 minutes, 30 seconds East, 280.68 feet to a point a corner of Lot Number 2 aforesaid; thence along the same the (2) following courses and distances: (1) South 37 degrees, 34 minutes, 30 seconds West, 150.00 feet to a point; and (2) South 52 degrees, 49 minutes, 30 seconds East, 290.05 to a point in the centerline of Sweinhart Road the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Greg A. Birmingham and Karen Birmingham, h/w, by Deed from Gail K. Hilbert, dated 09/28/2007, recorded 10/10/2007 in Book 5667, Page 2967.

Parcel Number: 32-00-07076-00-2.

Location of property: 941 Sweinhart Road a/k/a 941 Swinehart Road, Boyertown, PA 19512-8206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Greg A. Birmingham a/k/a Greg Birmingham and Karen Birmingham** at the suit of Ocwen Loan Servicing, LLC. Debt: \$304,715.09.

**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.

## 13-02871

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made March 9, 1959 and revised March 18, 1959 by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walnut Street (30 feet wide) at the distance of one hundred sixty-six feet Northeastwardly from the intersection of said side of Walnut Street with the Northeasterly side of Eighth Street (40 feet wide); thence along the Southeast side of Walnut Street North 44 degrees, 10 minutes East, fifty and twenty one-hundredths feet to a point; thence extending South 38 degrees, 45 minutes East, two hundred two and five one-hundredths feet to a point on the Northwest side of Willow Street (not open); thence along said side of Willow Street South 44 degrees, 10 minutes West, thirty-six and fifty one-hundredths feet to a corner of land conveyed to George H. Rea and Elizabeth M. his wife; thence along said land the 2 following courses and distances: (1) North 42 degrees, 01 minutes, 14 seconds West, one hundred forty-seven and eighty-three one-hundredths feet to a point; (2) North 44 degrees, 19 minutes, 13 seconds West, fifty-three and two one-hundredths feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PRÉMISES IS VESTED IN Catherine Buzzelli-Day by Deed from Karen L. Marinello and Juanita Butler dated 8/13/2004 and recorded 9/20/2004 in the Montgomery County Recorder of Deeds in Book 5525, Page 2453.

Parcel Number: 14-00-04284-00-4.

Location of property: 807 East Walnut Street, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Catherine Buzzelli-Day and The United States of America c/o U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A., as Trustee for Asset-Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2005-HE6, Asset-Backed Pass-Through Certificates, Series OOMC 2005-HE6. Debt: \$209,147.25.

**Robert W. Williams**, Attorney.

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

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

#### 13-04266

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as Corinthian, a Condominium, located in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act No. 1980-82, by July 2, 1980, P.L., by the recording in the Office of the Recording of Deeds &c., in and for the County of Montgomery, aforesaid, of a Declaration of Condominium and Declaration Plan attached thereto and made a part thereof, dated 5/12/06 and recorded 5/16/06 in Deed Book 5601 and Page 228, and any and all amendments thereto, being and designated on such Declaration Plan as Unit 515, 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 .83%, as designated in the Declaration, together with limited common element known as Parking Spaces L68 and GS107.

BEING the same premises which Corinthian Partners, L.P. granted and conveyed unto Jack Weinstein, by Deed of Correction dated December 9, 2010 and recorded February 18, 2011 in Montgomery County Deed Book 5793, Page 1939.

Parcel Number: 40-00-47548-62-7.

Location of property: 190 Presidential Boulevard, Unit 515, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jack Weinstein** at the suit of U.S. Bank N.A. as Legal Title Trustee for Truman 2013 SC4 Title Trust (Substituted Party). Debt: \$647,948.58 plus interest to sale date.

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

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

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

#### 13-04453

ALL THAT CERTAIN messuage and tract 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 stake on the Southwesterly side of Marshall Street 440 feet Northwestwardly from Walnut Street; thence by lot formerly belonging to Silpha Wood, Southwestwardly 100 feet to Haws Alley; thence Northwestwardly 20 feet to a stake; thence by lot formerly owned by Dr. William Corson, Northeastwardly 100 feet to Marshall Street, aforesaid; and thence Southeastwardly 20 feet to the place of beginning.

BEING the same premises which Catherine Santangelo, widow, by Indenture bearing date the 4th day of February, A.D. 1975 and recorded the 5th day of February, A.D. 1975 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 4005, Page 184&c., granted and conveyed unto Diane D. Wills, unmarried, in fee.

Dianne D. Wills a/k/a Diane D. Wills a/k/a Deborah Dianne Wills died on November 26, 2011 and Letters Testamentary were granted to Bonnie M. Wills by the Register of Wills of Philadelphia County on December 9, 2011.

Parcel Number: 13-00-24172-00-7.

Location of property: 320 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bonnie M. Wills, as Executrix of Estate of Dianne D. Wills a/k/a Diane D. Wills a/k/a Deborah Dianne Wills, Deceased** at the suit of M&T Bank. Debt: \$92,780.31.

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

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

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

13-05370

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

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

CONTAINING 20,565 square feet of land.

BEING all of Lot No. 2.

TITLE TO SAID PREMISES IS VESTED IN Marius Catanici and Erica Bugar, by Deed from Robert E. Winters, Jr., dated 07/31/2003, recorded 09/05/2003 in Book 5471, Page 2052. Marius Catanici a/k/a Marius Catanici a/k/a Jean Marius Catanici died on June 26, 2012 and upon information and belief, her surviving heir is Erica Bugar. Plaintiff's representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor.

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erica Bugar, Individually and in Her Capacity as Heir of Marius Catanici a/k/a Jean Marius Catanici and and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marius Catanici a/k/a Jean Marius Catanici, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$281,366.72.

**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.

13-05372

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, situate 178 South Franklin Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of Laurel and Franklin Streets in Pottstown Borough; thence extending Northwardly 22 feet to a point; thence extending Eastwardly 90 feet more or less to a certain 10 feet wide alley; thence extending Southwardly 22 feet to the North side of Laurel Street; thence extending Westwardly 90 feet more or less to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pamela L. Walker Bradley and David E. 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 0861.

Parcel Number: 16-00-11036-00-9.

Location of property: 178 South Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pamela L. Walker Bradley and David E. Bradley** at the suit of JP Morgan Chase Bank, National Association. Debt: \$71,449.15.

**Carol A. DiPrinio, 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.

13-08077

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, being known as Lot Number 3 as shown on the Final Plan made for Albert A. Toll, dated June 12, 1987 and revised June 18, 1987 prepared by In-State Engineers and Land Surveyors, Inc., 801 West Street Road, Feasterville, Pennsylvania, bounded and described, as follows:

BEGINNING at a point a corner of Lot Number 2 on the Southeasterly side of Mellon Road (50.00 feet wide); thence from the said point of beginning and along the said Lot Number 2 South 30 degrees, 28 minutes, 22 seconds East, 77.55 feet to a point a corner; thence continuing along the said Lot Number 2, South 48 degrees, 10 minutes, 10 seconds East, 93.00 feet to a point corner on the Northwesterly side of Washington Lane (L.R. 46119); thence along the Southwesterly side of the said Washington Lane, South 41 degrees, 49 minutes, 50 seconds West, 76.00 feet to a point a corner of Lot Number 4; thence along the said Lot Number 4 North 48 degrees, 10 minutes, 10 seconds West, 127.00 feet to a point a corner; thence continuing along the said Lot Number 4, North 20 degrees, 07 minutes, 89.41 feet to a point a corner on the Southerly side of the aforementioned Mellon Road; thence along the Southerly side of the said Mellon Road and along the Southeasterly side thereof by a curve to the left in a Northeasterly direction having a radius of 175.00 feet and for the arc distance of 70.00 feet to the point and place of beginning.

BEING Lot 3.

TITLE TO SAID PREMISES IS VESTED IN Emanuel V. Freeman and Emma Cummings Freeman, by Deed from Emanuel V. Freeman, dated 09/24/2003, recorded 08/06/2004 in Book 5520, Page 2371.

Parcel Number: 31-00-18723-00-2.

Location of property: 7745 Mellon Road, Wynco, PA 19095-2318.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Emanuel V. Freeman a/k/a Emanuel Freeman a/k/a Emanuel Freeman, Emma Cummings Freeman and The United States of America c/o The United States Attorney for The Eastern District of PA** 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: \$532,096.99.

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

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

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

13-08900

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Record Plan Melair Property Subdivision #231, Paxson Avenue made by Charles E. Shoemaker, Inc. Engineers and Surveyors Abington, PA dated December 1, 1995, last revised February 19, 1996, recorded on Plan Book A-56, Page 170, as follows:

BEGINNING at a point a point on the Northeasterly side of Paxson Avenue (40 feet wide) said point being a corner of Lot 1; thence extending from said point of beginning along Lot 1, North 26 degrees, 23 minutes, 30 seconds East, 120 feet to a point in line of lands now or late of SEPTA; thence extending along same South 63 degrees, 36 minutes, 30 seconds East, 40 feet to a point a corner of lands now or late of Thomas A. Kelly and Beverly M. Kelly; thence extending along same South 26 degrees, 23 minutes, 30 seconds West, 120 feet to a point on the Northeasterly side of Paxson Avenue; thence extending along same North 63 degrees, 36 minutes, 30 seconds West, 40 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said plan.

BEING the same premises which Patrick Heffernan, erroneously recorded as Patrick Hefferman, by Deed dated 12/13/2007 and recorded 1/7/2008 in Montgomery County in Deed Book 5677, Page 2568 granted and conveyed unto Marie E. Heffernan.

Parcel Number: 31-00-22177-02-2.

Location of property: 233 Paxson Avenue, Glenside, PA, 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of Marie E. Heffernan a/k/a Marie E. Hefferman, Deceased and Theresa E. Conway, Solely in Her Capacity as Heir of Marie E. Heffernan a/k/a Marie E. Hefferman, Deceased, John C. Heffernan, Solely in His Capacity as Heir of Marie E. Heffernan a/k/a Marie E. Hefferman, Deceased, Neil Heffernan, Solely in His Capacity as Heir of Marie E. Heffernan a/k/a Marie E. Hefferman, Deceased and Timothy Heffernan, Solely in His Capacity as Heir of Marie E. Heffernan a/k/a Marie E. Hefferman, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$148,010.29.

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

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

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

13-09659

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, being known as Lot No. 115 on a subdivision of Prussian Woods Townhouses made for Basile and Associates, Pennoni Associates, Inc. dated March 31, 1976 and last revised September 22, 1977 and recorded in Plan Book A-30, Page 80.

TITLE TO SAID PREMISES IS VESTED IN Beth Ann Baschoff, by Deed from Martin B. Pitkow, Jr., Executor of the Estate of Anne Pitkow, deceased, dated 01/11/2007, recorded 01/26/2007 in Book 5633, Page 703.

Parcel Number: 58-00-02006-19-5.

Location of property: 2301 Brandenburg Way, King of Prussia, PA 19406-3244.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beth Ann Baschoff** at the suit of PHH Mortgage Corporation. Debt: \$263,115.39.

**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.

## 13-09863

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County and Commonwealth of Pennsylvania bounded and described, according to a certain plan thereof, known as Final Plan of "Albidaire West", made for William J. Levitt and Alice K. Levitt by William G. Major Associates, Engineers and Surveyors, dated 09/02/1966 and last revised 02/23/1967, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Plan Book A-10, Page 27, as follows, to wit:

BEGINNING at a point, on the Northwesterly side of Ridgeview Road (50 feet wide), the seven (1) following courses and distances, from the intersection of the Northeasterly side of Hunters Turn (50 feet wide): (1) on the arc of a circle, curving to the left having a radius of 125 feet, the arc distance of 77.54 feet to a point of tangent; (2) thence, North 88 degrees, 35 minutes, 20 seconds East, 10.35 feet to a point of curve; (3) thence, on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 26.76 feet to a point of reverse curve; (4) thence, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 67.80 feet to a point of tangent; (5) thence, North 34 degrees, 07 minutes, 45 seconds East, 365 feet, to a point of curve; (6) thence, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 99.27 feet, to a point of tangent; and (7) thence, North 66 degrees, 37 minutes, 45 seconds East, 287.50 feet to the beginning point; thence, from the beginning point and extending North 23 degrees, 22 minutes, 15 seconds West 142 feet to a point; thence extending North 62 degrees, 39 minutes, 40 seconds East, 114.40 feet, to the center of a 20 feet wide sanitary sewer easement; thence, along same, South 28 degrees, 47 minutes, 52 seconds East, 148 feet to a point, on the Northwesterly side of Ridgeview Road, thence, along same, the two (2) following courses and distances: (1) on the arc of a circle, curving to the right, having a radius of 575.40 feet, the arc distance of 54.50 feet, to a point of tangent; and, (2) thence, South 66 degrees, 37 minutes, 45 seconds West, 73.70 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Audrey Appel formerly known as Audrey Frebowitz and Jay Appel dated 12/14/2005 recorded 01/10/2006 in Book 5586, Page 1312 in the Office of the Recorder of Deeds in and for Montgomery granted and conveyed unto Alfredo Rodriguez.

Parcel Number: 41-00-08035-00-6.

Location of property: 3808 Ridgeview Road, Huntington Valley, PA 19006-2807.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfredo Rodriguez** at the suit of Wells Fargo Bank, N.A. Debt: \$483,827.66.

**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.

## 13-10994

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Section No. 3, Whitemarsh Village, made for McCloskey Homes, Inc., by Barton and Martin, Engineers, Philadelphia, Pennsylvania on 3/17/1947 and recorded at Norristown in Deed Book 2063, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Stotesbury Avenue (50 feet wide) measured along the Southeast side of Stotesbury Avenue, the (3) following courses and distances from the point of intersection of the Southwest side of Stotesbury Avenue with the Southeast side of Paper Hill Road (41.5 feet wide) (both lines produced): (1) South 52 degrees, 54', 10" East, 200 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 175 feet, the arc distance of 274.89 feet to a point of tangent; and (3) North 37 degrees, 5', 50" East, 54 feet to the point of beginning.

CONTAINING in front or breadth on the said Stotesbury Avenue, 100 feet and extending of that width in length or depth South 52 degrees, 54', 10" East, between parallel lines at right angles to the said Stotesbury Avenue, 125 feet.

BEING the same premises which Sudhir Burman and Sneh P. Burman, by Deed dated March 30, 1995 and recorded April 13, 1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5110, Page 0398, granted and conveyed unto Albert Gamble and Florence Gamble, as Tenants by Entirety.

Parcel Number: 52-00-16693-00-4.

Location of property: 1110 Stotesbury Avenue, Glenside, PA 19038 a/k/a 1110 Stotesbury Avenue, Wyndmoor, PA 19038-7438.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Albert Gamble and Florence Gamble** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, by its Attorney-in-Fact Ocwen Loan Servicing, LLC. Debt: \$339,263.89.

**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.

## 13-11413

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 Southeasterly side of Swede Street at the distance of 14.53 feet, Northeasterly from the Northeasterly side of Spruce (formerly Beech) Street, a corner of this and land now or late of Alice S. Koffel; thence extending along said land, the line passing through the middle of the partition wall of the house on this lot and the house on said Koffel's adjoining land Southeastwardly, parallel with Spruce Street 86.8 feet to the Northwesterly side of a 25-1/2 inch wide passageway or alley extending into Spruce Street, said alley to be forever kept open for the use of the owners and occupiers of the property abutting thereon; thence along said side of said alley Northeastwardly 14.62 feet to a point, a corner of this and land now or late of William C. Fontaine; thence along the said land, the line passing through the middle of the partition wall of the house on this lot and the house on Fontaine's adjoining land Northwestwardly 86.6 feet to a point on the Southeasterly side of Swede Street; thence extending along the Southeasterly side of Swede Street, Southwestwardly 14.62 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael T. Butler, severalty, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., dated 04/04/2008, recorded 05/02/2008 in Book 5691, Page 785.

Parcel Number: 13-00-36164-00-3.

Location of property: 1102 Swede Street, Norristown, PA 19401-3828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Butler a/k/a Michael T. Butler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$103,123.80.

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

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

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

13-11452

ALL THAT CERTAIN lot or piece of land, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Prime Properties Investment Corporation made by Yerkes Associates, Inc. dated September 16, 1981 and last revised April 27, 1982, as follows, to wit:

BEGINNING at a point on the title line in the bed of Creighton Road (50 feet wide) said point being measured North 56 degrees, 00 minutes East, 540.41 feet from its intersection with a point on the center line of Old Gulph Road (60 feet wide); thence continuing along Creighton Road the two following courses and distances: (1) North 56 degrees, 00 minutes East, 6.05 feet to a point of curve; and (2) Northeastwardly on the arc of a circle curving to the right having a radius of 12.00 feet the arc distance of 316.57 feet to a point a corner of Lot 4; thence extending along same and through the bed of a 50 feet wide temporary construction easement and 30 feet wide permanent sanitary sewer easement, South 22 degrees, 40 minutes East 343.13 feet to a point in line of lands of Anthony Salvo; thence extending along same and along lands of Harold Epstein, South 67 degrees, 20 minutes West, 320.89 feet to a point a corner of Lot 2; thence extending along same, North 22 degrees, 40 minutes West, 321.15 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

CONTAINING in area 2.500 acres.

TITLE TO SAID PREMISES IS VESTED IN Robert C. Daniels, by Deed from Robert C. Daniels, dated 06/24/1998, recorded 07/13/1998 in Book 5232, Page 1559. Robert C. Daniels died on 10/3/2011, leaving a Will dated 2/11/1992. The Will names Donna L. Daniels and Sean J. Daniels as Co-Executors. By virtue of Codicil to Will dated 6/18/1997, the named Co-Executors are Sean J. Daniels and Christopher E. Daniels. Letters Testamentary were granted to Sean J. Daniels and Christopher E. Daniels on 11/03/2011 in Montgomery County, No. 46-11-3895. Robert C. Daniels' Last Will and Testament devised the mortgaged premises to the Trustees under Deed of Trust dated January 26, 1973, which Trust is, upon information and belief, unavailable.

Parcel Number: 40-00-13554-10-4.

Location of property: 625 Creighton Road, Villanova, PA 19085-2033.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sean J. Daniels in His Capacity as Co-Executor of The Estate of Robert C. Daniels, Christopher E. Daniels, in His Capacity as Co-Executor of The Estate of Robert C. Daniels, Samantha S. Daniels, in Her Capacity as Heir of The Estate of Robert C. Daniels, Unknown Trustee of The Robert C. Daniels Trust, The United States of America c/o The United States Attorney for The Eastern District of PA, Unknown Beneficiaries of The Robert C. Daniels Trust, The Robert C. Daniels Trust, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert C. Daniels, Deceased** at the suit of JP Morgan Chase Bank, National Association, as Attorney in Fact for The Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$1,001,863.97.

**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.

13-12469

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Randy Run" as laid out for Robert L. Gresh, Inc., by Ralph E. Shaner & Son Engineering Company as of 7/3/1966, as follows, to wit:

BEGINNING at the Northwesterly corner of Lot #28, said point being on the Southerly property line of Randy Drive (50 feet wide) and distant along the same from a point marking the Southeasterly property line intersection, as projected, of the aforesaid Randy Drive and another given 50 feet wide street known as Gresh Drive, South 77 degrees, 08 minutes East, 120 feet; thence from said point of beginning continuing along the Westerly side of Lot #28 South 12 degrees, 52 minutes West, 200 feet to a corner on line other lands of the Grantor; thence along the same North 77 degrees, 08 minutes West, 120 feet to a corner on the Easterly property line of Gresh Drive; thence along the same North 12 degrees, 52 minutes East, 180 feet to a point of curvature; thence by a curve curving to the right having a radius of 20 feet and an arc length of 31.42 feet to a point of tangency on the Southerly property line of Randy Drive; thence along the same South 77 degrees, 08 minutes East, 100 feet to a corner and place of beginning.

BEING all of Lot #29 of a Plan of Lots known as "Randy Run".

TITLE TO SAID PREMISES IS VESTED IN Barbara A. Oxenford, by Deed from Andrew Duffy and Kristen J. Duffy, h/w, dated 06/17/2010, recorded 06/18/2010 in Book 5770, Page 1127.

Parcel Number: 42-00-04009-00-8.

Location of property: 1352 Randy Drive, Pottstown, PA 19464-2944.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara A. Oxenford** at the suit of Wells Fargo Bank, N.A. Debt: \$153,974.78.

**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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-12983

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

BEGINNING at a point in the center of Limekiln Turnpike (50 feet wide) at the distance of 324.02 feet Southeastwardly from the center of Glenside Avenue (33 feet wide); thence by the same, South 06 degrees, 45 minutes, 30 seconds East, 104.00 feet to a point; thence South 78 degrees, 06 minutes, 52 seconds West, 487.82 feet to a point in line of land now or late of Norristown Trust Company; thence by the same, North 23 degrees, 51 minutes West, 154.41 feet to a point; thence North 83 degrees, 14 minutes, 30 seconds East, 531.25 feet to the place of beginning.

BEING the same premises which Gwynedd Development Corporation, a Pennsylvania Corporation, a Corporation, by Deed dated December 22, 1999 and recorded January 6, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5302, Page 2231, granted and conveyed unto Gwynedd Development Company, Inc.

Parcel Number: 31-00-17440-00-7.

Location of property: 200 Limekiln Pike, Glenside, PA 19038.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **Gwynedd Development Company, Inc.** at the suit of U.S. Bank, National Association, as Trustee for the Registered Holders of Credit Suisse Seasoned Loan Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$451,665.83.

**Andrew J. Marley**, Attorney.

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

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

13-13246

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 16 on a plan of Subdivision No. 2 of Norriton Park, prepared by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, dated August 16th, 1955, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Dorp Lane, fifty feet wide, at the distance of two hundred thirty feet measured along the Northeast side of Dorp Lane on a course of South fifty degrees, twenty-seven minutes East from the point of tangent of a curve, which last mentioned point is at the distance of thirty-one feet and forty-two one-hundredths of a foot, measured Southwestwardly and Southeastwardly along the arc of a circle curving to the left, having a radius of twenty feet from a point on the Southeast side of Stanbridge Street, forty-five feet wide, said point of beginning being a corner of Lot No. 17 on said plan; thence extending along Lot No. 17, North thirty-nine degrees, thirty-three minutes East, one hundred sixty feet to a point in line of Lot No. 19; thence along Lot No. 19, South fifty degrees, twenty-two minutes East, one hundred forty-seven feet and sixty-three one-hundredths of a foot to a point, a corner; thence extending South twenty-six degrees, twenty-nine minutes West, sixty feet and ninety-six one-hundredths of a foot to a point; thence South sixty-seven degrees, twenty two minutes, forty-six seconds West, one hundred thirty-six feet and forty-one one-hundredths of a foot to a point on the Northeast side of Dorp Lane aforesaid; thence extending along the Northeast side of Dorp Lane, Northwestwardly on a line curving to the left, having a radius of one hundred seventy-five feet, the arc distance of eighty-five feet to a point; thence continuing along the Northeast side of Dorp Lane, North fifty degrees, twenty-seven minutes West, fifteen feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and conditions therein set forth.

TITLE TO SAID PREMISES IS VESTED IN Nancy Iacovoni and Leslie Iacovoni, by Deed from Wayne E. Klitsch and Barbara A. Miller, h/w, dated 08/17/2012, recorded 08/29/2012 in Book 5846, Page 1798.

Parcel Number: 33-00-02362-00-8.

Location of property: 2722 Dorp Lane, East Norriton, PA 19401-1774.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leslie Iacovoni and Nancy Iacovoni** at the suit of Wells Fargo Bank, N.A. Debt: \$140,916.85.

**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.

13-13870

ALL THAT CERTAIN lot or piece of ground, with the two story brick dwelling thereon erected, situate on the Southwest side of 8th Avenue known as 129 West Eighth Avenue in **Conshohocken Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of 8th Avenue said point being at a distance of two hundred twenty-six feet Southeasterly from the Southerly corner of 9th Avenue and Maple Street, a corner of this and property 131 West 8th Avenue; thence along the Southwesterly side of 8th Avenue, South 40 degrees, East twenty feet to a point a corner of this and property 127 West 8th Avenue; thence along the same, South 50 degrees, West one hundred fifty feet to a point in the middle of said alley, North 40 degrees, West twenty feet to a point a corner of this and property 131 West 8th Avenue; thence along same, North 50 degrees, East one hundred fifty feet the line for a portion of the distance passing through the middle of the partition wall between this and property 131 West 8th Avenue to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Giongo and Bernadette Giongo, by Deed from Daniel E. Thorner and Linda Thorner, h/w, dated 10/12/1999, recorded 10/26/1999, in Deed Book 5294, Page 674. By virtue of Deed dated October 12, 1999 and recorded October 26, 1999 in Book 5294, Page 674, the Mortgaged premises was owned by Joseph Giongo and Bernadette Giongo, as husband and wife. Upon information and belief Joseph Giongo is currently incarcerated for the murder of Bernadette Giongo. By virtue of the Slayer's Act, the Tenancy by the Entirety became Tenants in Common. Thereby, upon the death of Bernadette Giongo, her surviving heirs at law became vested with an ownership interest in the mortgaged premises. Mortgagor Bernadette Giongo died on December 16, 2007, and Shane C. Giongo and Jacklyn M. Mikalonis were appointed Co-Administrators of her estate. Letters of Administration were granted to them on August 27, 2008 by the Register of Wills of Montgomery County, No. 2008-X2764. Decedent's surviving heirs at law anti next-of-kin are Shane Giongo, Colin Giongo and Quinn Giongo. By executed waivers, Colin Giongo and Quinn Giongo waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 05-00-00720-00-4.

Location of property: 129 West 8th Avenue, Conshohocken, PA 19428-1403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Giongo and Jacklyn Mikalonis, in Her Capacity as Co-Administrator of The Estate of Bernadette Giongo, Shane, Giongo, in His Capacity as Co-Administrator and Heir of The Estate of Bernadette Giongo, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Bernadette Giongo, Deceased** at the suit of Fannie Mae ("Federal National Mortgage Association"). Debt: \$220,526.05.

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

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

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

13-13956

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described to a survey thereof made in April of 1943, by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the center line of Jefferson Avenue (33.00 feet wide) at the distance of 231.31 feet measured Southwestwardly from the Southwesterly side of Marshall Street, a corner of land of Frank B. Dereims and Hattie R., his wife; thence extending along said land the line for a portion of the distance passing through the middle of the partition wall dividing the house erected on these premises from the one on the adjoining premises South 41 degrees, 15 minutes East, 196.26 feet to a point, a corner of land of Leopold and Hauser; thence extending along said land South 40 degrees, 22 minutes West, 23.00 feet to a point, a corner of land of Harry Holman; thence extending along said land North 41 degrees, 16 minutes West, 136.41 feet to a point on the center line of said Jefferson Avenue; thence extending along the center line of said Jefferson Avenue North 68 degrees, 46 minutes East, 23.00 feet to the first mentioned point and place of beginning.

Parcel Number: 63-00-03988-00-8.

Location of property: 94 Jefferson Avenue, Eagleville, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jennifer Wtulich, as Sole Owner** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$234,499.43.

**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.

## 13-14530

ALL THAT CERTAIN lot, piece or parcel located in **Cheltenham Township**, County of Montgomery, commonly known as 712 Willow Grove Avenue, designated as Montgomery County Assessment Parcel No. 31-00-29068-00-7, as more fully described in Exhibit "A" attached hereto and made a part hereof.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. McManus and Melissa Girgis McManus by Deed from Andrew J. McManus, dated September 30, 2008 and recorded November 5, 2008 in Deed Book 5713, Page 332. Parcel Number: 31-00-29068-00-7.

Location of property: 712 Willow Grove Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew J. McManus** at the suit of JP Morgan Chase Bank, National Association. Debt: \$359,631.80.

**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.

## 13-14822

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by S. Cameron Corson, Civil Engineer, 4/2/1908, as follows, to wit:

BEGINNING at a point on the Westerly side of Swede Street at the distance of 162 feet and 2-1/2 inches Southwestwardly from the Southerly side of Beech Streets a corner of this and land now or late of Frank B. Wildman; thence extending along said land passing through the middle of the partition wall of house erected hereon and one on the adjoining lot and along the side of the adjoining lot, Northwestwardly a distance of 132 feet to the Easterly side of Maple Alley; thence by said side of Maple Alley, Southwestwardly a distance of 15 feet, 9 inches to a point; thence along other land now or late of Frank B. Wildman, Southwardly 132 feet to a point on the Westerly side of Swede Street aforesaid; thence along said side of said street, Northeastwardly 15 feet, 9 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED in Kheli Ingram and William T. Rigler, III by Deed from Shannon K. Parker dated June 29, 2005 and recorded July 14, 2005 in Deed Book 05562, Page 0579.

Parcel Number: 13-00-36560-00-3.

Location of property: 1049 Swede Street, Norristown Borough, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kheli Ingram and William T. Rigler, III** at the suit of Federal National Mortgage Association. Debt: \$140,231.49.

**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.

## 13-15715

ALL THAT CERTAIN brick messuage or tenement and lot of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southwest side of Airy Street at the distance of two hundred and ninety-seven one-hundredths feet Southeast from the South corner of Buttonwood and Airy Streets, said point being the dividing line between this and the adjoining premises #1030 Airy Street now or late of Samuel Haton; thence by said premises the line passing through the middle of the partition wall between these and said adjoining premises, Southwest parallel to Noble Street ninety-five feet to the Northeast side of an alley called Butz Alley twenty feet wide; thence along said side of said alley Southeast eighteen and five-tenths feet formerly described as seventeen feet, nine inches more or less to the line of land now or late of William F. Johnson; thence by said line parallel to Noble Street Northeast ninety-five feet to the Southwest side of Airy Street aforesaid; thence along the same Northwest eighteen and five-tenths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas J. Campbell and Debra Lacava Campbell, by Deed from William H. Myers and Myrtice D. Myers, dated 11/08/2002, recorded 01/15/2003 in Book 5442, Page 1358.

Parcel Number: 13-00-00952-00-7.

Location of property: 1028 West Airy Street, Norristown, PA 19401-4402.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas J. Campbell and Debra Lacava Campbell** at the suit of Citimortgage, Inc. Debt: \$69,334.47.

**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.

## 13-15778

ALL THAT CERTAIN brick messuage or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the West side of Charlotte Street, being known as No. 465 North Charlotte Street, bounded and described, as follows:

BEGINNING at a stake set for a corner on the West side of Charlotte Street and at a distance of one hundred and fifty feet Northwardly from Oak Street, as marked and laid out in a plan of Daub's Estate; thence at right angles with said Charlotte Street Westwardly along lot now or late of Sallie T. Creighton, one hundred and forty feet to a twenty feet wide alley; thence by the same thirty feet in a Southerly direction to lot of Hirad Burdan; thence by the same Eastwardly one hundred and forty feet to said Charlotte Street; thence by the same Northwardly thirty feet to the place of beginning.

Parcel Number: 16-00-03928-00-7.

Location of property: 465 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Duplex residential dwelling.

Seized and taken in execution as the property of **Exzabrial Evelyn** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,640.50.

**James R. Wood**, Attorney.

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

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

13-16824

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 Final Plan of Subdivision of "Meadowcreek Estates" prepared for Franklin Gwynedd Associates, by Urwiler and Walter, Inc., dated July 12, 1988, last revised February 15, 1990, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-53, Page 176, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Meadowcreek Circle (50.00 feet wide) at a corner of Lot No. 15, as shown on said plan, which point is at the distance of 35.62 feet, measured North 37 degrees, 18 minutes, 51 seconds East, along the said Northwesterly side of Meadowcreek Circle from a point of tangent on the same, which last mentioned point of tangent is at the arc distance of 278.60 feet, measured in a Northwestwardly to Northwardly to Northeastwardly direction, along the Southwesterly, Westerly and Northwesterly sides of Meadowcreek Circle, aforesaid, from a point of curve on the said Southwesterly side of Meadowcreek Circle, which last mentioned point of curve, is at the distance of 151.39 feet, measured North 53 degrees, 53 minutes, 48 seconds West, along the said Southwesterly side of Meadowcreek Circle from a point on the same and at which point the same Meadowcreek Circle makes a right angle turn and extends in a Southwestwardly direction towards Dager Road (46.50 feet wide in this present subdivision), as shown on said plan and which last mentioned point is at the distance of 436.32 feet, measured North 36 degrees, 58 minutes, 56 seconds East, along the Northwesterly side of Meadowcreek Circle, aforesaid, from its point of intersection (as extended) with the original centerline of Dager Road, aforesaid; thence extending from said point of beginning North 52 degrees, 41 minutes, 09 seconds West, along Lot Number 15, aforesaid, the distance of 205.63 feet to a point, a corner in line of Lot No. 16, as shown on said plan; thence extending North 37 degrees, 18 minutes, 51 seconds East, along Lot No. 16, the distance of 147.98 feet to a point, a corner in line of lands now or late of Garvan, as shown on said plan; thence extending along lands of Garvan, the 2 following courses and distances, viz: (1) extending South 53 degrees, 06 minutes, 09 seconds East, the distance of 70.00 feet to a point, a corner; and (2) thence extending North 45 degrees, 45 minutes, 34 seconds East, the distance of 23.04 feet to a point, a corner of Lot No. 13, as shown on said plan; thence extending South 35 degrees, 03 minutes, 11 seconds East, along Lot No. 13, the distance of 147.39 feet to a point on the said Northwesterly side of Meadowcreek Circle; thence extending along the said side of Meadowcreek Circle, the 2 following courses and distances, viz: (1) extending Southwestwardly on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc distance of 53.86 feet to a point of tangent; and (2) thence extending South 37 degrees, 18 minutes, 51 seconds West, the distance of 73.62 feet to the first mentioned point on the said Northwesterly side of Meadowcreek Circle, at a corner of the aforesaid Lot No. 15 and place of beginning.

BEING Lot No. 14, as shown on the above mentioned plan.

UNDER AND SUBJECT to Agreements of Record.

ALSO UNDER AND SUBJECT to the covenants, restrictions, easements, charges, liens, etc., all as being set forth in that certain Declaration of Covenants, declared by Dolphin Service Corporation (therein erroneously typewritten "Dolphin Services Corporation"), a Pennsylvania Corporation, recorded as aforesaid, in Deed Book 4997, Page 1842 &c.

BEING the same property which Louis J. Petriello and Michelle M. Petriello by Deed dated December 27, 1996 and recorded on January 6, 1997 with the Office of the Recorder of Deeds of Montgomery County in Deed Book 5173, Page 0208, granted and conveyed unto Mark De Santis and Maria Christina De Santis.

Parcel Number: 39-00-02627-26-8.

Location of property: 728 Meadowcreek Circle, Ambler, PA 19002 a/k/a 728 Meadowcreek Circle, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark De Santis and Maria Christina De Santis a/k/a Maria De Santis** at the suit of Citizens Bank of Pennsylvania. Debt: \$160,791.31 plus interest at \$10.27 per day and costs from January 7, 2014.

**Lauren Berschler Karl**, 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.

13-21819

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 and recorded in Plan Book A-57, Pages 66 to 68, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hunter Lane (24 feet wide) at a corner of this and Lot No. 107 as shown on the above mentioned plan; thence extending along Lot No. 107 the two (2) following courses and distances, viz: (1) South 06 degrees, 55 minutes, 11 seconds West, 16.16 feet to a point, an angle; thence (2) South 14 degrees, 52 minutes, 54 seconds East, 95.00 feet to a point in line of open space; thence extending along same the two (2) following courses and distances, viz: (1) North 75 degrees, 07 minutes, 06 seconds West, 20.00 feet to a point; thence (2) North 60 degrees, 22 minutes, 30 seconds West, 91.40 feet to a point, a corner of Lot No. 105; thence extending along Lot No. 105 North 39 degrees, 06 minutes, 10 seconds East, 110.06 feet to a point on the Southwesterly side of Hunter Lane; thence extending along the Southwesterly side of Hunter Lane South 49 degrees, 05 minutes 06 seconds West, 10.99 feet to a point, a corner on the Southeasterly side of Hunter Lane; thence extending along the Southeasterly side of Hunter Lane, North 75 degrees, 07 minutes, 06 seconds East, 4.27 feet to a point, a corner of Lot No. 107, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 106.

TITLE TO SAID PREMISES IS VESTED IN Robin Upchurch and Sidney Upchurch by Deed from NVR, Inc. (a Pennsylvania Corporation) Trading as Ryan Homes dated November 17, 1999 and recorded January 18, 2000 in Deed Book 5304, Page 0010.

Parcel Number: 55-00-00885-06-8.

Location of property: 1214 Hunter Lane, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robin Upchurch and Sidney Upchurch** at the suit of JP Morgan Chase Bank, N.A. Debt: \$139,591.15.

**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.

13-22542

PROVIDE legal description here attach to the document to be recorded and file as one instrument and also a one third undivided interest in all that certain lot or piece of ground, situate in **Upper Merion Township**, beginning at a point marked by a line stone in the center of a public road opened through Hughes Woodland from Gulph Road towards Rednor, known as Hughes Road (fifty feet wide); thence South twenty-three degrees, forty-four minutes East, eight hundred forty-four and twenty-six one-hundredths feet to a point; thence extending across the bed of a private roadway fifty feet to a point, a corner Lot #3; thence North twenty-three degrees, forty-four minutes West, eight hundred seventy feet to a point in center line of Hughes Road; thence South eighty-six degrees, twenty-nine minutes, thirty-six seconds East along the center line of Hughes Road fifty-six and twenty-four one-hundredths feet to the first mentioned point and place of beginning, being a certain fifty feet wide private mentioned point and place of beginning, being a certain fifty feet wide private roadway as designated on map of property made for Francis S. Hughes, Jr. by Joseph Blischok, Civil Engineer, dated November 1st, 1995 the aforesaid lot or piece of ground to be and remain at all times and forever as a roadway in order to gain access to Lot Nos. 2, 3 and 4, the necessary and customary utilities for the use and occupancy of the said lots or tracts as residences and the grantee herein (owner of Lot No. 3) along the owners or occupiers of Lots 2 and 4, shall have the right to use of the said tract as a private drive, and as a means of bringing the utilities as aforesaid at all hereafter and forever as means of ingress, egress and regress to and from the said Lot Nos. 2, 3 and 4 in common with the owners, tenants and occupiers of the said lots and also shall have the right to the common use of all improvements constructed or located in or on the said private road, but subject nevertheless to one-third of the owners or owner of Lot #2 and Lot #4 on the said plan are the owners of the other two-thirds undivided interest in the said lot or piece of ground and shall own the same subject to the other two-thirds of the cost of maintaining the said private road and keeping the same in good condition and repair.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Topf and Linda N. Topf by Deed from Emil A. Kasper and Joann T. Kasper, husband and wife dated 11/21/1995 recorded 12/14/1995 in Deed Book 5134, Page 1316.

Parcel Number: 58-00-11122-00-7.

Location of property: 305 Hughes Road, Gulph Mills, PA 19406 n/k/a 305 Hughes Road (Upper Merion Township), King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda Topf a/k/a Linda N. Topf and Michael Topf a/k/a Michael D. Topf** at the suit of Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A7, Mortgage Pass-Through Certificates, Series 2005-G Under the Pooling and Servicing Agreement dated May 1, 2005. Debt: \$469,547.58.

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

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

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

## 13-23029

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan 'The Estates of Audubon South' made by Bursich Associates, Consulting Engineers, dated 10/14/1987 and last revised on 12/20/1988 and recorded in Plan Book A-50, Page 431, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Peacock Drive (50 feet wide), at a corner of this and Lot No. 19 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 19 North 13 degrees, 13 minutes, 14 seconds West, 160.00 feet to a point, a corner on the Southeasterly side ultimate right-of-way line of Grandview Road (45 feet wide); thence extending along the same North 76 degrees, 46 minutes, 46 seconds East, 112.50 feet to a point, a corner in line of Lot 0.21, said point also being in the bed of a certain 20 feet wide Emergency Access Easement; thence extending along the same South 13 degrees, 13 minutes, 14 seconds East, 160.00 feet to a point, a corner on the Northwesterly side of Peacock Drive; thence extending along the same South 76 degrees, 46 minutes, 46 seconds West, 112.50 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 20 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Raymond Dimartino, by Deed from Hector Mascioli, dated 02/14/1992, recorded 07/31/1992 in Book 5014, Page 985.

Parcel Number: 43-00-10872-34-4.

Location of property: 3008 Peacock Drive, Audubon, PA 19403-1716.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond Dimartino** at the suit of JP Morgan Chase Bank, National Association. Debt: \$173,974.95.

**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.

## 13-24289

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Bethel Grant, located in **Worcester Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the Recording in the Recorder of Deeds Office of Montgomery County a Declaration dated October 24, 1977, and recorded October 26, 1977, in Deed Book 4251, Page 172 and Amendment thereto dated March 8, 1982, and recorded March 12, 1982, in Deed Book 4680, Page 1994, Second Amendment thereto dated December 17, 2002, and recorded in Deed Book 5444, Page 2108, and a Third Amendment thereto dated November 25, 2008, and recorded in Deed Book 5723, Page 1122, and Declaration Plan dated May, 1975, and recorded in Condominium Plan Book 5, Page 322, and a Code of Regulations dated October 24, 1977, and recorded October 25, 1977 in Deed Book 4251, Page 204, and a First Amendment thereto dated October 6, 1986, and recorded October 15, 1986, in Deed Book 4816, Page 696, and Second Amendment thereto dated November 25, 2008, and recorded in Deed Book 5723, Page 1111. Being and designated on Declaration Plan as Unit 1101 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).

BEING the same premises which Wells Fargo Bank National Association, as Trustee for Fremont Investment & Loan SABR 2005-FR2 by: Saxon Mortgage Services, Inc., f/k/a Meritech Mortgage Services, Inc., as its Attorney-in-Fact (Power of Attorney recorded 10/23/2008 in Book 0230, Page 00517), by Deed dated January 8, 2009, and recorded February 3, 2009, in Montgomery County in Deed Book 5720, Page 2722, granted and conveyed unto Eamonn Oisin Hayes and Susan E. Hayes, husband and wife, in fee.

Parcel Number: 67-00-02667-00-2.

Location of property: 1101 Oak Circle, Worcester Township, Lansdale, Montgomery County, PA 19446.

The improvements thereon are: Condominium/Townhouse Residential.

Seized and taken in execution as the property of **Eamonn Oisin Hayes and Susan E. Hayes** at the suit of Susquehanna Bank, Successor to Abington Bank. Debt: \$179,775.73.

**Keith Mooney**, Attorney.

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

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

## 13-25394

ALL THAT CERTAIN unit or parcel of land, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and designated and shown on Plan of Subdivision made for Phillip C. Giovinco by Urwiler & Walter, Inc. dated 02/04/1985 last revised 01/08/1986 and recorded 01/28/1986 in Plan Book A-47, Page 106.

TOGETHER with and subject of the rights, conditions, provisions and restrictions as set forth in a Certain Declaration of Restrictions, Covenants and Easements of Barley Sheaf Homeowner Association.

ALSO UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Easements, Conditions and Restrictions by Barley Sheaf Homeowners Association dated 08/21/1986 recorded 08/26/1986 in Deed Book 4810, Page 1826 and any amendments to the said Declaration as the same may be made from time to time.

BEING the same premises which Benjamin J. Garnett and Catherine M. Garnett, by Deed dated September 30, 1993 and recorded in the Montgomery County Recorder of Deeds Office on October 15, 1993 in Deed Book 5057, Page 2098, granted and conveyed unto Michael R. McMonagle, Jr. and Rachel McMonagle, husband and wife, as Tenants by the Entireties.

Parcel Number: 33-00-00539-96-7.

Location of property: 152 Barley Sheaf Drive, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel McMonagle** at the suit of OneWest Bank, FSB. Debt: \$163,074.30.

**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.

13-25724

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Subdivision Plan of Property of Roma Giles and Linda Grill made by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated September 20, 1982 and recorded in Plan Book C-16, Page 28, as follows, to wit:

BEGINNING at a point on the South side of Queen Street (50 feet wide) at the distance of 151.37 feet measured South 89 degrees, 15 minutes West from the intersection of the Northwest side of Keim Street (50 feet wide); thence extending from said point of beginning South 00 degrees, 45 minutes East, 140.00 feet to a point on the Northerly side of a 20 foot wide alley; thence extending along the same South 89 degrees, 15 minutes West, 25 feet to a point; thence extending North 00 degrees, 45 minutes West, 140.00 feet to the aforesaid Southerly line of Queen Street; thence extending along the same North 89 degrees, 15 minutes East, 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Walter N. Wampole and Jean A. Wampole by Deed from Virginia M. Sweet dated June 2, 2006 and recorded June, 23, 2006 in Deed Book 05806, Page 2057.

Parcel Number: 16-00-23236-00-4.

Location of property: 948 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Walter N. Wampole and Jean A. Wampole** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-11. Debt: \$270,893.33.

**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.

13-25792

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

BEGINNING at the Southwest corner of Fourth and Johnson Streets; thence by said Johnson Street Southwardly 100 feet to land now or late of John A. Conrad; thence by the same Southwestwardly 25 feet to land now or late of William Y. Swinehart; thence by the same Northwardly 100 feet to the West side of Fourth Street aforesaid; thence by the same Eastwardly 32 feet to the place of beginning.

BEING a part of Lot No. 56 on a plan of lots laid out by Matthias G. Yerger.

TITLE TO SAID PREMISES IS VESTED IN Deborah M. Parker and George S. Wells, as Joint Tenants With Rights of Survivorship by Deed from Joseph A. Kordish, married and Pearl Kordish, his wife dated 07/23/1997 recorded 07/25/1997 in Deed Book 5193, Page 1213.

Parcel Number: 16-00-09816-00-5.

Location of property: 4 West 4th Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Annabell Grubb and Deborah Parker a/k/a Deborah M. Parker** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-1. Debt: \$119,910.58.

**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.

13-26480

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Providence Township**, County of Montgomery Commonwealth of Pennsylvania, bounded and described accordingly to a subdivision plan prepared for Musser Real Estate, Inc. prepared by Czop/Specter, Inc., Consulting Engineers and Surveyors, Worcester, PA dated 12/11/1996, last revised 10/29/1999, as follows, to wit:

BEGINNING at a point on common corner of Lots 2 and 3 and on the ultimate right-of-way line of Borough Line Road (60 feet wide) on the above referenced plan, said point being located South 50 degrees, 35 minutes, 15 seconds West, 275.73 feet from a point a common corner of Lot 4 and lands now or late of Scott J. and Wendy K. McDevitt; thence from said point of beginning, along the ultimate right-of-way line of Borough Line Road (60 feet wide), South 50 degrees, 35 minutes, 15 seconds West, 223.76 feet to a point a common corner of Lots 3, 7, 4; thence leaving the aforementioned right-of-way and along the common property line of Lots 3 and 4, South 55 degrees, 15 minutes, 00 seconds West, 268.35 feet to a point, a common property line of Lots 3 and 4; thence along the common property line of Lots 3 and 4, North 50 degrees, 35 minutes, 15 seconds West, 150.52 feet to a point, a common property corner of Lots 2 and 3; thence along the common property line of Lots 2 and 3, North 39 degrees 24 minutes, 46 seconds East, 258.17 feet to the place of beginning.

CONTAINING 48,314 square feet in area, more or less.

BEING Lot #3.

BEING the same premises which Anderko and Maresca Construction Company, Inc., by Deed dated 3/22/2001 and recorded 3/30/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5354, Page 1804, granted and conveyed unto Lance Kaplan and Teresa Kaplan, husband and wife.

Parcel Number: 61-00-00438-62-6.

Location of property: 606 Borough Line Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lance Kaplan** at the suit of Bank of America, N.A. s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$526,197.12.

**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.

#### 13-27229

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

BEGINNING at a point in the middle line of Butcher Street at distance of 193.06 feet Southwestward from the middle line of Willow Avenue; thence extending South 48 degrees, 39 minutes East, 22.22 feet to a point; thence extending South 50 degrees, 20 minutes, 30 seconds East through the center of a party wall 40 feet; thence extending South 47 degrees, 25 minutes East, 38.21 feet to a point; thence extending South 41 degrees, 21 minutes West, 20.70 feet to a point; thence extending North 48 degrees, 39 minutes West, 100.4 feet to the middle line of Butcher Street; and thence extending North 41 degrees, 21 minutes East, 20.34 feet to the place of the beginning.

TITLE TO SAID PREMISES VESTED IN Zaki Merchant by Deed from Gary Vogt and Erin Vogt dated 6/4/2007 and recorded on 6/22/2007 in the Montgomery County Recorder of Deeds in Instrument No. 2007074844.

Parcel Number: 31-00-03817-00-4.

Location of property: 7325 Butcher Street, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Zaki Merchant** at the suit of Capital One, N.A. f/k/a ING Bank, FSB. Debt: \$133,971.21.

**Robert W. Williams**, Attorney.

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

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

#### 13-27242

ALL THAT CERTAIN Unit Number 814 being a unit in the Dresher Woods Condominium, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, which has herefore been submitted under the Provisions of the Uniform Condominium Act, 63 PA. C.S.A. Section 3101, et seq., as designated in the Declaration of Condominium of "Dresher Woods Condominium" bearing date 12/17/1997 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 12/19/1997 in Deed Book 5210, Page 2080 and plats and plans for said Condominium bearing date 12/16/1977 and recorded as Exhibits "B" and attached thereto as amended by First Amendment thereto recorded 01/07/1998 in Deed Book 5212, Page 1569, as amended by Second Amendment thereto recorded 01/27/1996 in Deed Book 5214, Page 1343, as amended by Third Amendment thereto recorded 05/22/1998 in Deed Book 5226, Page 1774, as amended by Fourth Amendment thereto recorded 07/13/1998 in Deed Book 5232, Page 1254 and with a corrective Amendments to Fourth Amendments recorded 10/19/1998 in Deed Book 5244, Page 2262 as Amended by Fifth Amendment to Declaration of Condominium recorded 10/29/1998 in Deed Book 5246, Page 1938 as amended by Sixth Amendment to Declaration of Condominium recorded 01/22/1999 in Deed Book 5256, Page 1798 as amended by Seventh Amendment to Declaration of Condominium recorded 05/04/1999 in Deed Book 5270, Page 13 as amended by Eight Amendment to Declaration of Condominium recorded 07/08/1999 in Deed Book 5278, Page 800 as amended by Ninth Amendment to Declaration of Condominium recorded 11/09/1999 in Deed Book 5295, Page 2388.

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 from time to time by an amendments thereto.

BEING the same property conveyed from Kenya S. Mann, by Indenture dated 05/16/2008 and recorded in Montgomery County in Deed Book 5693, Page 959 on 05/21/2008 and conveyed unto Boris Khaykin.

Parcel Number: 54-00-05411-52-9.

Location of property: 814 Dresher Woods Drive, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Boris Khaykin** at the suit of Citizens Bank of Pennsylvania. Debt: \$185,568.10.

**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.

13-28012

ALL THAT CERTAIN tract, parcel or lot of land together with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan of property for 'Stanbridge', dated December 2, 1981, and recorded December 8, 1983 in the Office for the Recorder of Deeds in Plan Book A-45, Page 134, as follows, to wit:

BEGINNING at a point, an interior point, said point being located the two following courses and distances from the intersection of the center line of New Stanbridge Street (60 feet wide) and Germantown Pike (100 feet wide): (1) along the center line of New Stanbridge Street, South 27 degrees, 08 minutes, 00 seconds West, 85.00 feet to a point; thence (2) through an Open Space of the Stanbridge Community North 62 degrees, 52 minutes, 00 seconds West, 252.00 feet to a point; thence from said point of beginning the following four courses and distances: (1) South 27 degrees, 08 minutes, 00 seconds West, 100.00 feet to a point; thence (2) North 62 degrees, 52 minutes, 00 seconds West, 42.00 feet to a point; thence (3) North 27 degrees, 08 minutes, 00 seconds East, 100.00 feet to a point; thence (4) South 62 degrees, 52 minutes, 00 seconds East, 42.00 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jaime Decaro and Deborah Decaro, by Deed from Lawrence T. Thomson and Dawn M. Thomson, Trustee of the Lawrence T. Thomson and Dawn M. Thomson, Revocable Living Trust dated 7/27/04, dated 08/14/2007, recorded 09/05/2007 in Book 5663, Page 734.

Parcel Number: 33-00-06932-28-9.

Location of property: 157 Pine Court a/k/a 157 Pine Street, Norristown, PA 19401-1635.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jaime Decaro and Deborah L. Decaro** at the suit of Bayview Loan Servicing, LLC. Debt: \$253,553.48.

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

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

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

13-28167

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to Final Plan of Subdivision made for Sylvio Corporation made by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated 10-15-1976 and last revised 6-14-1979, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Grimley Road (50 feet wide), said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Goshen Road (50 feet wide): (1) leaving Goshen Road on the arc of a circle curving to the left, having a radius of 20.00 (erroneously stated in prior Deed as 20,000) feet, the arc distance of 34.08 feet to a point of tangent on the Southwesterly side of Grimley Road; (2) North 39 degrees, 14 minutes, 04 seconds West, 126 feet to the point of beginning, said point of beginning being a corner of Lot No. 178 as shown on the above mentioned plan; thence extending along the aforesaid lot South 50 degrees, 45 minutes, 56 seconds West, 129.70 feet to a point, a corner of lands marked Open Space to be offered for dedication to Lower Frederick Township; thence extending along the same North 39 degrees, 14 minutes, 04 seconds West, 24 feet to a point, a corner of Lot No. 180 as shown on the above mentioned plan; thence extending along the aforesaid lot South 50 degrees, 45 minutes, 56 seconds East, 129.70 feet to a point on the Southwesterly side of Grimley Road; thence extending along the same South 39 degrees, 14 minutes, 04 seconds East, 24 feet to the first mentioned point and place of beginning.

CONTAINING in area 3,113 square feet, more or less.

BEING Lot No. 179 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Ronald Maricle and Cheryl Maricle, by Deed from Thomas Long and Dianne Long, h/w, dated 01/23/2009, recorded 01/27/2009 in Book 5720, Page 1212.

Parcel Number: 38-00-00902-40-1.

Location of property: 110 Grimley Road, Schwenksville, PA 19473-2208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Maricle a/k/a Ronald R. Maricle and Cheryl Maricle a/k/a Cheryl A. Maricle** at the suit of JP Morgan Chase Bank, National Association. Debt: \$220,873.41.

**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.

## 13-29879

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, and State of Pennsylvania being Lot No. 29 as laid out on a plan of Brookmont and described accordingly to a survey made by Edward Pickering 3rd, Registered Surveyor, Woodbourne, Bucks County, Pennsylvania, described, as follows, to wit:

BEGINNING at a corner of Lot Number 27 on the Northerly side of Clearview Avenue (50 feet wide) as laid out on said plan, and extending; thence along the said side of Clearview Avenue North seventy-seven degrees, twenty-six minutes, thirty seconds West, one hundred and twenty-two feet to a corner of Lot Number 31; thence along the line of said lot North thirty-eight degrees, fifteen minutes East, one hundred thirty-seven feet and twenty-four one-hundredths of a foot to a rear corner of Lot Number 28; thence along the rear of the same South sixty-four degrees, twenty-one minutes East, one hundred and twelve feet and sixty-five one-hundredths of a foot to a corner in line of Lot Number 27; thence along the line of Lot Number 27 South thirty-eight degrees, fifteen minutes West, one hundred eight feet and ninety-three one-hundredths of a foot to a corner on the Northerly side of Clearview Avenue the point and place of beginning.

BEING the same premises which Charles A. Hund, et al., by Deed dated 7/13/2007 and recorded 8/1/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5658, Page 476, granted and conveyed unto Caren Nires.

Parcel Number: 41-00-02146-00-9.

Location of property: 67 Clearview Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Caren Nires** at the suit of Wells Fargo Bank, N.A. Debt: \$446,916.23.

**Paige M. Bellino**, Attorney. I.D. #309091

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

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

## 13-31783

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, State of PA, bounded and described according to a Final Minor Subdivision Plan for Willow Builders and Developers, Inc., by Eastern/Chadrow Associates, Inc., Warminster, PA, dated 07/10/1997 and revised 9/23/1997 and recorded at Norristown, PA, in Plan Book A-57, Page 233, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Windsor Avenue (45 feet wide), said point being a corner of Lot 1 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 1 as shown on the above mentioned plan North 42 degrees, 6 minutes, 0 seconds East, 110.54 feet to a point in line of land now or late of Steven Blust; thence extending along the same and along the lands now or late of Louis and Carol Morasco South 47 degrees, 54 minutes, 0 seconds East, 104.93 feet to a point on the Northwesterly side of Fitzwatertown Road; thence extending along the same South 57 degrees, 24 minutes, 0 seconds West, 104.53 feet to appoint of curve; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 11.62 feet to a point of tangent on the Northeasterly side of Windsor Avenue; thence extending along the same North 47 degrees, 54 minutes, 00 seconds West, 71.29 feet to the first mentioned point and place beginning.

BEING Lot No. 2.

TITLE TO SAID PREMISES IS VESTED IN Kenneth W. Sandy and Constance Sandy, by Deed from DC & H, Inc., a Pennsylvania Corporation, dated 03/31/1998, recorded 05/13/1998 in Book 5225, Page 1227.

Parcel Number: 30-00-20900-00-4.

Location of property: 1802 Fitzwatertown Road, Willow Grove, PA 19090-3902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Constance Sandy a/k/a Constance V. Sandy and Kenneth W. Sandy a/k/a Kenneth William Sandy** at the suit of Ocwen Loan Servicing, LLC. Debt: \$151,263.12.

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

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

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

## 13-32150

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

BEGINNING at an iron pin a corner to the center line of Main Street, all the line of the Pennsburg Realty Company, now of John E. Hoffman and Nellie W., his wife; thence along said Main Street, South 20 degrees, 15 minutes East, 40 feet to the center line of said Main Street; thence by other land of said Pennsburg Realty Company South 69 degrees, 45 minutes West, 174 feet, 11-1/2 inches to an iron pin in the line of a 20 feet wide public alley; thence along the same North 22 degrees, 15 minutes West, 40 feet, 1-3/5 inches to an iron pipe; thence along other land of the Pennsburg Realty Company North 69 degrees, 45 minutes East, 176 feet, 3-1/2 inches to the point of beginning.

ALSO ALL THAT CERTAIN lot or parcel of land, situate on the West side of Main Street, in the **Pennsburg Borough**, Montgomery County and State of PA, bounded and described, as follows, to wit:

BEGINNING at a cut in the Westerly curb line of said Main Street at the line of other land of the said Andora Road; thence along the same South 68-1/4 degrees, West 159 feet to a point in the Easterly line of an alley; thence along the same South 22 degrees, 15 minutes East, 40 feet to a stake, a corner, thence along the other land of the said Grantors, North 68-1/4 degrees, East 158 feet to the place of beginning.

BEING the same premises that Richard E. Hurst, married man, and David B. Weller, Sr., married man, by Deed dated September 28, 2005 and recorded October 18, 2005 as Instrument No. 2005151665 in Book 05575, Page 1934 in Montgomery County, conveyed unto Richard E. Hurst, married man. The said Richard E. Hurst departed this life on September 1, 2012.

Parcel Number: 15-00-01534-00-8.

Location of property: 609 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joshua Hurst, Administrator of the Estate of Richard E. Hurst, Deceased** at the suit of Deutsche Bank, National Trust Company, as Trustee for GSAMP Trust 2007-HSBC1 Mortgage Pass-Through Certificates, Series 2007-HSBC1. Debt: \$180,384.30.

**Paul J. Fanelli**, Attorney. I.D. #313157

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

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

13-33712

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania being known as Unit 6 of Building C on a certain Plan known as 'The Eagle', made by Yerkes Associates, Inc., Bryn Mawr, PA, dated 7/15/1975 and last revised 2/18/1976 recorded in the Office for the Recorder of Deeds in Plan Book A-28, Page 51, as follows, to wit:

BEGINNING at a point on the Easterly side of Anders Place a corner of Unit C-5; thence extending along said Unit C-5 South 83 degrees, 28 minutes, 30 seconds East, 84 feet to a point a corner of Open Space; thence extending along said Open Space the 2 following courses and distance, viz: (1) South 43 degrees, 37 minutes, 30 seconds West, 48.07 feet to a point; and (2) North 83 degrees, 28 minutes, 30 seconds West, 55 feet to a point on the Easterly side of Anders Place, aforesaid; thence extending along said Anders Place North 6 degrees, 31 minutes, 30 seconds East, 38.34 feet to the first mentioned point and place of beginning.

BEING Unit 6 of Building C on said plan.

TITLE TO SAID PREMISES IS VESTED IN Alfred E. Smith, Jr. and Michiko Y. Smith, h/w, by Deed from Charles J. Gross and Dorothy E. Gross, h/w, dated 09/24/1999, recorded 10/08/1999 in Book 5291, Page 2221.

Parcel Number: 43-00-00341-12-9.

Location of property: 1026 Anders Place a/k/a 1026 Anders Place, Building 3, Condominium C-6, Eagleville, PA 19403-1423.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfred Smith a/k/a Alfred E. Smith, Jr. and Michiko Smith a/k/a Michiko Y. Smith** at the suit of Federal National Mortgage Association. Debt: \$114,719.55.

**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.

13-34033

LAND SITUATED in **Pottstown Borough**, in the County of Montgomery in the State of Pennsylvania.

BEGINNING at a stake in the Westerly line of York Street distant seventeen feet, four inches Southerly from the Southwesterly corner of York and Seventh Streets and at a corner of this and land now or late of Louis W. Chouinard and Bridget H. Chouinard; thence by said land Westerly passing thru the division wall of a double brick dwelling house one hundred forty feet to a twenty feet wide alley; thence along said alley Northerly eighteen feet, four inches to a stake, a corner of land now or late of Charles E. Williams; thence by said Easterly passing thru and along the middle of an alley for joint use, one hundred forty feet to York Street aforesaid; thence along the Westerly side thereof, Northerly eighteen feet, four inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kerry D. Grace, married, by Deed from Lucy A. Hepler, n/b/m, Lucy A. Wallace, married, dated 11/18/1996, recorded 11/21/1996 in Book 5168, Page 849. The said Kerry D. Grace departed this life on 10/24/2012, and upon information and belief, his surviving heir(s) are Cheryl Grace, Jessica Grace, Ryan Grace and Derrick Grace.

Parcel Number: 16-00-33976-00-1.

Location of property: 419 North York Street, Pottstown, PA 19464-5253.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cheryl Grace, in Her Capacity as Heir of Kerry D. Grace, Deceased, Jessica Grace, in Her Capacity as Heir of Kerry D. Grace, Deceased, Ryan S. Grace, in His Capacity as Heir of Kerry D. Grace, Deceased, Derrick Grace, in His Capacity as Heir of Kerry D. Grace, Deceased** at the suit of Hudson City Savings Bank, FSB. Debt: \$107,785.28.

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

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

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

## 13-34313

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, City of Lansdale, County of Montgomery, Commonwealth of Pennsylvania, described according to the plan thereof made by Bert V. Mackie, Registered Surveyor, dated July 6, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edgemont Avenue (50 feet wide) at the distance of 653.45 feet measured North 46 degrees, 26 minutes East along the said side of Edgemont Avenue from its intersection with the Northeasterly side of Main Street (56 feet wide); thence extending along the said side of Edgemont Avenue North 46 degrees, 26 minutes East, 65 feet to its intersection with the Southwesterly side of Third Street (50 feet wide); thence extending along the said side of Third Street South 44 degrees, 54 minutes East, 140.38 feet to a point; thence extending South 46 degrees, 26 minutes West, 68.28 feet to a point; thence extending North 43 degrees, 34 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING the same premises which Talaitupu Poloai and Sisifo Taamilo, mother and son, by indenture dated 08-21-02 and recorded 10-04-02 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5428, Page 795, granted and conveyed unto Talaitupu Poloai.

AND THE SAID Talaitupu Poloai has since married and is now known as Talaitupu Taamilo.

TITLE TO SAID PREMISES VESTED IN Talaitupu Taamilo and Fuaifale Taamilo, her husband by Deed from Talaitupu Taamilo dated 04/13/2009 and recorded 04/23/2009 in the Montgomery County Recorder of Deeds in Book 5727, Page 2753.

Parcel Number: 11-00-04336-00-9.

Location of property: 73 Edgemont Avenue, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Talaitupu Taamilo and Fuaifale Taamilo** at the suit of Citimortgage, Inc. Debt: \$251,525.78.

**Robert W. Williams**, Attorney.

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

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

## 13-34728

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, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof entitled Abington Park Manor made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, dated 5/18/40 and revised 6/27/40, as follows, to wit:

BEGINNING at a point in line in the bed of Huntingdon Road (36.5 feet wide) said line being parallel with and measured 20 feet Northwestwardly from the Southeasterly line of Huntingdon Road; said point being at a distance of 327.71 feet measured South 42 degrees, 13 minutes, 55 seconds West along line in the bed of Huntingdon Road (said line being parallel with and 20 feet Northwestwardly from the Southeasterly line of Huntingdon Road) from a point formed by the intersection of the said line in the bed of Huntingdon Road aforesaid with the extended center line of Woodland Road (40 feet wide); (said extended center line of Woodland Road to the width aforesaid, being computed in relation to that part of Woodland Road which extends Southeastwardly from Huntingdon Road); thence extending from the first mentioned point and place of beginning South 47 degrees, 46 minutes, 05 seconds East, 165 feet to a point; thence extending South 36 degrees, 36 minutes, 50 seconds West, 50.24 feet to a point; thence extending North 47 degrees, 46 minutes, 05 seconds West, 169.92 feet to a point on the line in the bed of Huntingdon Road hereinabove mentioned; thence extending North 42 degrees, 13 minutes, 55 seconds East along the said line in the bed of Huntingdon Road hereinabove mentioned 50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Boggi and Susan Boggi, h/w, by Deed from David W. Wynn and Kristin Hampton Wynn, h/w, dated 09/23/2003, recorded 11/24/2003 in Book 5482, Page 1959.

Parcel Number: 30-00-31968-00-6.

Location of property: 1267 Huntingdon Road, Abington, PA 19001-3906.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth Boggi and Susan Boggi** at the suit of Bank of America, N.A. Debt: \$318,836.82.

**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.

## 13-35395

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

BEGINNING at a stake on the Southeasterly side of Green Street twenty-five feet Southwesterly from Penn Street, a corner of this and other property of the said Cowden; thence Southeasterly at right angles with Green Street through the middle line of the partition wall thirty feet more or less to land of Sarah Garser, now of Dr. Lewis W. Read; thence by the same Southwestwardly twenty-five feet to a corner of this and other ground of the said Cowden; thence by the same Northwestwardly parallel with the first line thirty feet more or less to Green Street aforesaid; thence by said street Northeasterly twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nancy Ponticello and Richelle Johnson, by Deed from Adriano Palatano and Monica Palatano, dated 09/30/2008, recorded 10/10/2008 in Book 5710, Page 1894.

Parcel Number: 13-00-13980-00-2.

Location of property: 330 Green Street, Norristown, PA 19401-4921.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nancy Ponticello, Richelle Johnson 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: \$103,607.93.

**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.

13-35905

PREMISES "A"

ALL THAT CERTAIN frame messuage or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania on the South side of Queen Street, West of Montgomery Street, bounded, limited and described, as follows, to wit:

BEGINNING at a point (a stake) on the South side of Queen Street 330 feet from the corner of Queen and Montgomery Streets; thence Westwardly 30 feet to a stake; thence Southwardly 140 feet to a 20 foot wide alley; thence Eastwardly along said alley 30 feet to a stake; thence Northwardly along the line of Lot No. 118, 140 feet to the place of beginning.

BEING Lot No 120 on a Plan "Potts Addition" to Pottstown, PA.

PREMISES "B"

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

BEGINNING at a point on the property of Rufus S. Seltzer; thence Westwardly 30 feet to a corner of Queen and Eden Streets; thence Southwardly 140 feet to a 20 foot wide alley; thence Eastwardly 30 feet to property of Rufus H. Seltzer; thence Northwardly 140 feet to place of beginning.

BEING Lot No. 122 on plan of lots laid out by Joseph Potts, Jr., Henry Potts, Jr. and Edward S. Davies.

TITLE TO SAID PREMISES IS VESTED IN Nicola Franco Tammaro and Dana Ann Tammaro by Deed from Melissa Sweisford dated December 19, 2005 and recorded January 9, 2006 in Deed Book 5586, Page 552.

Parcel Numbers: 16-00-23140-00-1 and 16-00-23136-00-5.

Location of property: 862-864 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicola Franco Tammaro and Dana Ann Tammaro** at the suit of Nationstar Mortgage, LLC. Debt: \$127,227.81.

**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.

13-36859

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a survey and plan made of Meetinghouse Park (formerly Wooded Acres) made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania on the 11th day of March A.D., 1957 and last revised on the 24th day of August A.D. 1957, to wit:

BEGINNING at a point on the Southwest side of Sparrow Road (150 feet wide), which point is measured South 40 degrees, 50 minutes, 30 seconds East, 172.56 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 30.85 feet from a point on the Southeast side of Cardinal Road (50 feet wide); thence extending along the Southwest side of Sparrow Road, South 40 degrees, 50 minutes, 30 seconds East, 82.87 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 175 feet, the arc distance of 9.14 feet to a point; thence extending South 49 degrees, 09 minutes, 30 seconds West, 150.24 feet to a point on the Northeast side of Township Line Road (60 feet wide); thence extending along the Northeast side of Township Line Road, North 40 degrees, 50 minutes, 30 seconds West, 92 feet to a point; thence extending North 49 degrees, 09 minutes, 30 seconds East, 150 feet to a point on the Southwest side of Sparrow Road, the first mentioned point and place of beginning.

BEING known as Lot No. 22 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Myong Ja Jhang by Deed from Sook H. Kim and Kyung S. Kim, dated August 28, 2008 and recorded September 5, 2008 in Deed Book 5706, Page 1481.

Parcel Number: 30-00-62796-00-3.

Location of property: 1080 Sparrow Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Myong Ja Jhang** at the suit of Cenlar, FSB. Debt: \$384,041.43.

**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.

## 14-00064

ALL THAT CERTAIN brick messuage and lot or piece of ground, situate in **Lansdale Borough** (formerly Upper Gwynedd Township), County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer of Lansdale, Pennsylvania, on January 2, 1923, as follows, to wit:

BEGINNING at an iron pin set for a corner at the intersection of the Southwesterly side line of Mount Vernon Street (forty-eight feet wide) with the Southeasterly side line of Green Street (forty feet wide); thence extending along said Mount Vernon Street South forty-seven degrees, fifty-nine minutes East, seventeen feet and sixty-four one-hundredths feet to an iron pin set for a corner of this and land now or late of Harvey D. and Susan M. Reichley; thence along the same South forty-four degrees, forty-eight minutes West, and passing through the middle of the partition walls dividing this and the adjoining messuage now or late of the said Harvey D. and Susan M. Reichley, one hundred twenty-eight feet and twenty one-hundredths feet to an iron pin set in the Northeasterly side line of Blaine Street (forty feet wide); thence along said Blaine Street, North forty-five degrees, four minutes West, seventeen and sixty-two one-hundredths feet to an iron pin set at the intersection of the said Northeasterly side line of Blaine Street with the Southeasterly side line of Green Street aforesaid; thence along said Green Street, North forty-four degrees, forty-eight minutes East, one hundred twenty-seven feet and thirty one-hundredths feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lindsey M. Bowie and James Kier, Jr., as Joint Tenants, and not as Tenants in Common by Deed from Lindsey M. Bowie dated 11/14/2005 recorded 01/13/2006 in Deed Book 05586, Page 2443.

Parcel Number: 11-00-11140-00-9.

Location of property: 54 West Mount Vernon Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lindsey Bowie a/k/a Lindsey M. Bowie and James Kier, Jr. a/k/a James J. Kier, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2006-2. Debt: \$163,276.63.

**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.

## 14-00068

ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, County of Montgomery and Commonwealth of Pennsylvania, being a lot in Phase IV & V on Plan of Rittenhouse Square, made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P., dated 3/7/1984, last revised 6/27/1984 and recorded in Plan Book A-46, Page 74, being Lot 74, on Phase IV, As-Built Plan of Rittenhouse Square, dated and attached hereto on an Exhibit.

TOGETHER with appurtenance to the above described premises which encroach into or upon the common area.

TITLE TO SAID PREMISES IS VESTED IN Charles A. Defrangesco, husband, by Deed from Charles A. Defrangesco and Ann E. Defrangesco, h/w, dated 06/20/2008, recorded 06/23/2008 in Book 5697, Page 972.

Parcel Number: 23-00-00425-21-8.

Location of property: 443 Franklin Court, Collegeville, PA 19426-2247.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A. Defrangesco and Ann E. Defrangesco** at the suit of JPMC Specialty Mortgage, LLC. Debt: \$136,689.20.

**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.

## 14-000825

ALL THAT CERTAIN brick messuage and lot or piece of land, situate in the East ward of **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, Civil Engineer, on April 12, 1919, as follows, to wit:

BEGINNING at a stake set for a corner on the Southwest side of Fifth Street, as laid out in the Lansdale Borough forty-three feet wide, at the distance of one hundred seventy-five feet Northwestward from an iron pin set for a corner of land of C.J. Heppé on Lot No. 12, on a plan of lots laid out along said Fifth Street; thence extending along the Southwest side of said Fifth Street North forty-three degrees, West twenty-five feet and extending of that width between parallel lines, the Southwest line thereof passing through the middle of the partition wall of the building erected on this land and the adjoining land, South forty-seven degrees, West one hundred fifty-three and five-tenths feet to an alley twenty feet wide, dedicated to public use forever. Bounded on the Northeast by said Fifth Street, on the Southeast by land of Sabine Manzelli on the Southwest by said twenty feet wide alley and on the Northwest by Lot No. 7.

BEING the same premises which Francis J. Nicolino and Shirley R. Nicolino, husband and wife by Deed dated 10/24/2000 and recorded 11/14/2000 in Montgomery County in Deed Book 5338, Page 488 granted and conveyed unto Michael J. Zozula.

Parcel Number: 11-00-05384-00-5.

Location of property: 306 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.  
 Seized and taken in execution as the property of **Michael J. Zozula** at the suit of Nationstar Mortgage, LLC.  
 Debt: \$136,761.48.

**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.

14-01132

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in **East Greenville Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded described according to a Plan of Colonial Village, dated 2/26/1974, and revised 10/28/1988, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Blaker Drive (80 feet wide), a corner of Lot 60 on said plan; thence extending from said point beginning and along Blaker Drive, North 24 degrees, 06 minutes, 10 seconds West, 20 feet to a corner of Lot 62 on said plan; thence extending from Blaker Drive and along Lot 62 on said plan, North 65 degrees, 53 minutes, 50 seconds East, 128.41 feet to a point; thence, South 24 degrees, 06 minutes, 10 seconds East, 20 feet to a corner of Lot 60 on said plan; thence along the same, South 65 degrees, 53 minutes, 50 seconds West, 128.41 feet to a point on the Northeasterly side of Blaker Drive, being the first mentioned point and place of beginning.

BEING Lot No. 61 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John L. Bruno, III by Deed from Ianna L. Rementer now known as Ianna L. Rodriguez, dated July 30, 2009 and recorded August 5, 2009 in Deed Book 5739, Page 976.

Parcel Number: 06-00-00432-00-3.

Location of property: 405 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John L. Bruno, III** at the suit of Nationstar Mortgage, LLC.  
 Debt: \$153,227.72.

**Marc S. Weisberg**, Attorney.

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

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

14-01133

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Lawrence J. Conway made by Urwiler & Walter, Inc., Registered Professional Engineer dated November 1, 1977, as follows, to wit:

BEGINNING at a point in the bed of original centerline of Campbell Road (33 feet wide) (to be widened at a future date) said point being a corner of Lot #2 on the aforesaid (at the future day) said point being a corner of Lot #2 on the aforesaid plan, also said point being measured South 43 degrees, 30 minutes, 41 seconds West, 290.03 feet from the original centerline of Hendricks Road (33 feet wide) (to be widened an additional 30 feet at a future date); thence extending from said point of beginning along the bed of the aforesaid Campbell Road North 51 degrees, 04 minutes, 41 seconds West, 471.49 feet to an iron pin said in a corner of lands now or late of Donald R. Wallace; thence extending along part of lands of Donald R. Wallace, and along lands now or late of Ralph McKelvey North 42 degrees, 51 minutes, 55 seconds East, 162.47 feet to an iron pin said a corner of Lot #1 on the aforesaid plan; thence extending along Lot #1 and along part of Lot #2 on said plan, South 57 degrees, 53 minutes, 57 seconds East, 315.03 feet to a point, still in a corner of Lot #2 on said plan; thence extending along part of Lot #2 on said plan and recrossing the aforesaid Campbell Road, South 51 degrees, 04 minutes, 41 seconds East, 163.53 feet to the first mentioned point and place of beginning.

BEING known as designated as Lot #3 on the aforesaid plan.

CONTAINING 1.8808 acres net and 2.0314 acres gross, more or less.

TITLE TO SAID PREMISES IS VESTED IN Carol Ann Duncan by Deed from Carol Ann Duncan dated August 18, 2006 and recorded September 11, 2006 in Deed Book 05615, Page 2512.

Parcel Number: 45-00-00235-00-8.

Location of property: 4082 East Campbell Road, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol Ann Duncan** at the suit of Nationstar Mortgage, LLC.  
 Debt: \$283,760.68.

**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.

14-01286

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

BEGINNING at a point on the Southeasterly side of Hartranft Avenue, 31.88 feet measured Northeastwardly from Jackson Street, a corner of this and property of George H. Watson; thence Northeastwardly 15.88 feet, more or less to the property of William C. Rumford; thence at right angles to Hartranft Avenue Southeastwardly 95.00 feet to a twenty feet wide alley; thence Southwestwardly 15.88 feet to the Watson property; thence Northwestwardly 95.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Kiehl Hutchison and Mary Helen Hutchison, husband and wife, by Indenture Deed dated 12-15-03 and recorded 01-12-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5489, Page 2161, granted and conveyed unto Idalia Martinez.

TITLE TO SAID PREMISES VESTED IN Donald Hart by Deed from Idalia Martinez dated 06/30/2006 and recorded 07/20/2006 in the Montgomery County Recorder of Deeds in Book 5809, Page 313.

Parcel Number: 13-00-15544-00-4.

Location of property: 6 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donald Hart** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of the Certificate Holders of the FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13. Debt: \$225,645.98.

**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.

14-02460

ALL THAT CERTAIN parcel of ground, situate in **Norristown Borough**, Montgomery County, Commonwealth of Pennsylvania, as more fully described in Deed Book 3933, Page 64, ID #130021160004, described according to a plan known as Norriswood Homes, made by Damon and Foster, Civil Engineers, dated August 31, 1956, as follows, to wit:

BEGINNING at a point on the Northeastlyer side of Logan Street (fifty feet wide) at the distance of one hundred sixty-five and thirty-five one-hundredths feet measured on a course of South forty-seven degrees, fifty-eight minutes, forty-five seconds East along Logan Street from a point of curve on Logan Street, which point of curve is measured on a line curving to the left having a radius of twenty feet the arc distance of thirty-four and sixty-seven one-hundredths feet from a point on the Southeasterly side of Arch Street (sixty-six feet wide); thence extending from the first herein above mentioned point of beginning, North forty-two degrees, one minute, fifteen seconds East along line of Lot #13 on said plan and partly through the party wall of the house erected on this lot and the house erected on the lot adjoining to the Northwest one hundred feet; thence extending South forty-seven degrees, fifty-eight minutes, forty-five seconds East along line of part of Lot #17 on said plan, thirty-two feet to a point; thence extending South forty-two degrees, one minute, fifteen seconds West, along line of Lot #15 on said plan and through the title line in the bed of a certain driveway, which driveway extends Southwestwardly into Logan Street as shown on said plan one hundred feet to a point on the Northeasterly side of Logan Street; thence extending North forty-seven degrees, fifty-eight minutes, forty-five seconds West along Logan Street thirty-two feet to the first mentioned point and place of beginning.

BEING known as Lot #14 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Maria Marston, an unmarried woman, by Deed from Robert Marston and Maria Marston, dated 02/23/2006, recorded 06/09/2006 in Book 5603, Page 2432. Maria Marston died on 02/27/2012, leaving a Last Will and Testament dated 01/19/2012. Letters Testamentary were granted to Theresa Dilullo on 03/12/2012 in Montgomery County, No. 46-2012-x0985. The Decedent's surviving heir at law and next-of-kin is Theresa Dilullo.

Parcel Number: 13-00-21160-00-4.

Location of property: 311 East Logan Street, Norristown, PA 19401-5422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theresa Dilullo, in Her Capacity as Executrix and Devisee of The estate of Maria Marston** at the suit of Green Tree Servicing, LLC. Debt: \$98,478.97.

**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.

14-02692

ALL THAT CERTAIN lot or piece of land with the brick messuage thereon erected, situate on the South side of Fifth Street West of York Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING on the South side of Fifth Street at a corner of this and Lot No. 109 of formerly Charles G. Hoffman, now the Estate of the late Agnes Smale, deceased; thence along said lot Southwardly 140 feet to a 20 feet wide alley; thence along said alley Westwardly 29 feet to within one (1) foot of Lot No. 111 or premises belonging to the Estate of the late Horace Y. Herbst, deceased; thence Northwardly along said premises of the Estate of the late Horace Y. Herbst, deceased on the West 140 feet to Fifth Street, aforesaid; thence along said Fifth Street Eastwardly 29 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John L. Vogt, III and Lori Ann Vogt, by Deed from Christopher M. Vafeades and Jessica V. Parsons, a/k/a Jessica V. Parsons Vafeades, dated 08/17/2007, recorded 09/04/2007 in Book 5662, Page 2698.

Parcel Number: 16-00-09268-00-4.

Location of property: 40 East 5th Street Pottstown, PA 19464-5222.

The improvements thereon are: Residential property.  
 Seized and taken in execution as the property of **LoriAnn Vogt and John L. Vogt, III** at the suit of Wells Fargo Bank, N.A.  
 Debt: \$133,108.47.

**Meredith Woooters**, Attorney. I.D. #307207

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

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

14-02837

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, on September 25, 1946 and last revised October 29, 1946, as follows:

BEGINNING at a point on the Northwesterly side of Chestnut Hill and Springhouse Turnpike (or Bethlehem Pike) (60 feet wide) a corner of land now or late of the Estate of Henry A. Earnest, deceased and intended to be conveyed to John E. Wentz; thence along said land now or late of the Estate of Henry A. Earnest, deceased, North 89 degrees, 55 minutes West, 180.62 feet to a point in line of land of Calvin Pardee, deceased; thence along land of said Calvin Pardee, deceased, the two following courses and distances, viz: North 06 degrees, 31 minutes East, 10.90 feet to a stone and North 21 degrees, 46 minutes East, 123.06 feet to a corner of land of intended to be conveyed to Charles J. Terrell, et ux.; thence along said land intended to be conveyed to Charles J. Terrell, et ux., South 87 degrees, 33 minutes East, 137.60 feet to a point on the Northwesterly side of said Chestnut Hill and Springhouse Turnpike; thence along said turnpike South 01 degrees, 48 minutes West, 119.51 feet to the beginning.

BEING the same premises which Alyse Herman guardian of the Estate of William Herman, an incapacitated person, by Indenture dated 05-12-06 and recorded 05-16-06 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5601, Page 445, granted and conveyed unto Gary L. Pearce, Individually, as Sole Owner.

TITLE TO SAID PREMISES VESTED IN Gary L. Pearce and Laura H. Pearce, husband and wife as Tenants by the Entirety, with the common law rights of survivorship by Deed from Gary L. Pearce dated 01/03/2007 and recorded 01/12/2007 in the Montgomery County Recorder of Deeds in Book 5631, Page 1145.

Parcel Number: 65-00-00820-00-6.

Location of property: 536 Bethlehem Pike, Fort Washington, PA 19034.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary Pearce, Laura Pearce and The United States of America c/o The U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Nationstar Mortgage, LLC. Debt: \$346,593.67.

**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.

14-02996

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made by C. Raymond Weir, Registered Engineer, Philadelphia, dated February 20, 1950, as follows, to wit:

BEGINNING at a point in the center line of Fairacres Road (forty feet wide) a corner of land of Clay, said point being South sixty-two degrees, four minutes, forty-nine seconds East, two hundred ninety-four and eighty-three one-hundredths feet to a point on the center line of Fairacres Road being a point of tangency said point being at the arc distance of ninety and thirty-seven one-hundredths feet measured on a curved line bearing to the left, in a Southeasterly direction with a radius of three hundred fifteen and fifty-five one-hundredths feet from a point on the center line of Fairacres Road a point of curvature being South forty-five degrees, forty minutes, thirteen seconds East, two hundred forty-five feet from a point at the intersection of the center line of Fairacres Road with the center line of Washington Lane (thirty-three feet wide); thence from the point of beginning along the land about to be conveyed to Clay North twenty-seven degrees, fifty-five minutes, eleven seconds East, sixty-nine and thirty-nine one-hundredths feet to a point in line of land of Clay; thence along land of Clay and of Gibson North forty-four degrees, forty-eight minutes, fifty seconds East, one hundred nine and thirty-three one-hundredths feet to a point; thence along land of Gibson having the two following courses and distances, to wit: South sixty-two degrees, four minutes, forty-nine seconds East, eighty-two and fifteen one-hundredths feet; thence South twenty-seven degrees, fifty-five minutes, eleven seconds West, one hundred seventy-four feet to a point in the center line of Fairacres Road; thence along the same North sixty-two degrees, four minutes, forty-nine seconds West, one hundred thirteen and ninety-two one-hundredths feet to a point and place of beginning.

CONTAINING one and four thousand three hundred thirty-seven ten thousandths acres be the same more or less including area lying within the bed of Fairacres Road, Lot 24 being the lot to the Southeast of Mr. Clay's property in Fairacres Road.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline V. Vaniver, by Deed from Jack Vaniver and Jacqueline Vaniver, his wife, dated 07/10/1990, recorded 07/26/1990 in Book 4952, Page 2390.

Jacqueline V. Vaniver died on 07/30/2012, and upon information and belief, her surviving heirs Brad Vaniver, Victoria J. Winter, Jacquelyn Koch, and Amy C. Gurak.

Parcel Number: 30-00-18604-00-5.

Location of property: 1311 Fairacres Road, Jenkintown, PA 19046-2913.

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 Jacqueline V. Vaniver, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$436,633.32.

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

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

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

#### 14-03348

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

BEGINNING at a point, the intersection of the Northeasterly side of South Third Street, with the Northwesterly side of East Montgomery Avenue; thence along Northeasterly side of South Third Street North sixty-five degrees, thirty minutes West, twenty-six and seventy-five one-hundredths feet to a point; thence leaving South Third Street and passing through a party wall, North twenty-four degrees, thirty minutes East, fifty-one and twenty one-hundredths feet to a point a party wall intersection; thence through the party wall South sixty-five degrees, thirty minutes West, thirty and sixty-eight one-hundredths feet to a point on the Northwesterly side of East Montgomery Avenue; thence along the same South twenty-eight degrees, fifty-three minutes, thirty seconds West, fifty-one and twenty-six one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN David McCole by Deed from Albert Joseph Fazio dated 2/15/2002 and recorded 04/24/2002 in the Montgomery County Recorder of Deeds in Book 5404, Page 1723.

Parcel Number: 14-00-01668-00-1.

Location of property: 300 East Montgomery Avenue, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David McCole** at the suit of Citimortgage, Inc. Debt: \$199,662.27.

**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.

#### 14-03586

ALL THAT CERTAIN lot or tract of land, situate on the North side of Lincoln Avenue, **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan prepared for R.H.K. Associates, Inc., and Charles T. Slody by Benchmark Consulting Engineers and Surveyors, Inc., Plymouth Meeting, Pennsylvania dated July 12, 1990 last revised October 16, 1990 and recorded in Plan Book A-52, Page 307, as follows, to wit:

BEGINNING at a point on the North side of Lincoln Avenue, 50 feet wide, said point being distant along Lincoln Avenue from the Westerly side of Washington Street, 40 feet wide, North 74 degrees, 45 minutes West, 129.50 feet; thence from said point of beginning and along the North side of Lincoln Avenue, North 74 degrees, 45 minutes West, 20.00 feet to a corner; thence leaving Lincoln Avenue North 15 degrees, 15 minutes East, 115.00 feet to the South side of a 20 foot wide alley; thence along the South side of the alley, South 74 degrees, 45 minutes East, 20.00 to a corner; thence leaving said alley South 15 degrees, 15 minutes West, 115.00 feet to the side of Lincoln Avenue and place of beginning.

BEING the same premises which Gentry Rhyne and Sharon W. Parker, sisters, by Deed dated February 26, 2003, and recorded March 3, 2003, in Book 5451, Page 101, granted and conveyed unto Gentry Rhyne, in fee.

TITLE TO SAID PREMISES VESTED IN David B. Lattanze and Jennifer L. Lattanze by Deed from Gentry Rhyne dated 06/25/2009 and recorded on 07/28/2009 in the Montgomery County Recorder of Deeds in Book 5738, Page 1331.

Parcel Number: 16-00-19077-00-5.

Location of property: 443 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David B. Lattanze and Jennifer L. Lattanze** at the suit of Nationstar Mortgage, LLC. Debt: \$103,432.75.

**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.

#### 14-03637

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Glenn E. Garis, Inc., made by Urwiler & Walter, Inc., dated November 28, 1977, and last revised December 22, 1978, said plan being recorded in Plan Book A-35, Page 53, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pioneer Circle (50 feet wide) (in Phase 2), said point of beginning being a corner of Lot No. 15 as shown on the above mentioned plan; thence extending from said point of beginning along the said Southwesterly side of Pioneer Circle, South 46 degrees, 35 minutes, 50 seconds East, 75.00 feet to a point, a corner of Lot No. 13 as shown on the above mentioned plan; thence extending along the same, South 43 degrees, 35 minutes, 50 seconds West, 75 feet to a point, a corner of Lot No. 15 as shown on the above mentioned plan; thence extending along the same, North 43 degrees, 24 minutes, 10 seconds East, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 as shown on the above mentioned plan.

BEING the same premises which Allan A. Elverson and Susan D. Elverson, husband and wife, by Deed dated May 8, 1997, and recorded May 29, 1997, in Montgomery County in Deed Book Volume 5187, Page 343, conveyed unto Dennis Parastino and Julia Parastino, husband and wife, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Victor M. Garcia and Mayra L. Moya, husband and wife, as Tenants by the Entirety by Deed from Mayra L. Moya dated 10/03/2007 recorded 10/10/2007 in Deed Book 5668, Page 00115.

Parcel Number: 50-00-03446-13-1.

Location of property: 525 Pioneer Circle, Hatfield, n/k/a Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Victor M. Garcia a/k/a Victor Arturo Garcia-Moya and Mayra Moya a/k/a Mayra L. Moya** at the suit of Citibank, N.A., as Trustee for CMLTI Asset Trust. Debts: \$431,633.49. **Nicole LaBletta**, Attorney. I.D. #202194

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

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

#### 14-03748

ALL THAT CERTAIN brick messuage and lot or piece of land, situate in the East Ward of **Lansdale Borough**, County of Montgomery and State of Pennsylvania, being 9 feet of Lot No. 132 and 20 feet of Lot No. 133A, in a plan of lots laid out by the Lansdale Land Improvement Company, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of 7th Street, at the distance of three hundred sixty-six feet Northwesterly from the Northwest side of Kenilworth Avenue; thence extending along the said side of 7th Street Northwestwardly twenty-nine feet to a point; thence extending Northeasterly on a line parallel with said Kenilworth Avenue, through the middle of a partition wall, one hundred and fifty feet to a twenty feet wide alley; thence Southeasterly along the Southwest side of said alley twenty-nine feet; thence Southwesterly on a line parallel with said Kenilworth Avenue one hundred and fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Malack, by Deed from Paul Malack and Janice M. Malack, dated 08/15/2005, recorded 10/25/2005 in Book 5576, Page 2268.

Parcel Number: 11-00-14492-00-5.

Location of property: 331 West 7th Street, Lansdale, PA 19446-2217.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph A. Malack** 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. Debts: \$168,695.01.

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

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

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

#### 14-03769

ALL THOSE TWO CERTAIN contiguous lots or pieces 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, Pennsylvania, April 9th, 1921 and recorded at Norristown, Pennsylvania, in Deed Book No. 830, Page 600, as follows:

BEGINNING at a point in the middle line of Olive Avenue (forty foot wide) as the same extends on a Northeast and Southwest direction, at the distance of three hundred twenty-three and twenty-three hundredths feet Southwestward from the Northeast side of Upland Avenue (forty feet wide), containing together in front or breadth on the said middle line of Olive Avenue forty feet (each lot being twenty feet in front) and extending together of that width in length or depth Southeastward between parallel lines at right angles to the said middle line of Olive Avenue one hundred twenty feet.

BEING Lots #1380 and 1381 on the said plan.

ALSO ALL THOSE TWO CERTAIN contiguous lots or pieces 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, Pennsylvania, April 9th, 1921, as follows:

BEGINNING at a point in the middle line of Olive Avenue (forty feet wide) at the distance of three hundred sixty-three and twenty-three hundredths feet Southwestward from the Northeast side of Upland Avenue (forty feet wide).

CONTAINING together in front or breadth on the said middle line of Olive Avenue (forty feet wide) Containing together in front or breadth on the said middle line of Olive Avenue forty feet (each lot being twenty feet in front) and extending together of that width in length or depth Southeastward between lines at right angles to the said middle line of Olive Avenue one hundred twenty feet.

BEING Lots #1382 and #1383 on the said plan which is recorded at Norristown, Pennsylvania in Deed Book No. 830, Page 600.

ALSO ALL THOSE TWO CERTAIN contiguous lots or pieces 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, Pennsylvania, April 9th, 1921 and recorded at Norristown, Pennsylvania, in Deed Book No. 830, Page 600, as follows:

BEGINNING at a point in the middle line of Olive Avenue (forty feet wide) as the same extends in a Northeast and Southwest direction at the distance of one hundred six and twelve-hundredths feet Southwestward from the middle line of Oakdale Avenue (forty feet wide).

CONTAINING together in front or breadth in the said mille line of Olive Avenue forty feet (each lot being twenty feet in front) and extending together of that width in length or depth Southeastward between parallel lines at right angles to the said middle line of Olive Avenue forty feet (each lot being twenty feet in front) and extending together of that width in length or depth Southeastward between parallel lines at right angles to the said middle line of Olive Avenue one hundred twenty feet, being Lots #1384 and #1385 on the said plan.

BEING the same premises which John Class, Jr. and Edith Class, his wife by Deed dated 1/30/1952 and recorded 1/31/1952 in Montgomery County in Deed Book 2254, Page 36 granted and conveyed unto Helen G. Sehenuk and Michael J. Sehenuk, husband and wife.

Parcel Number: 36-00-09493-00-2.

Location of property: 309 Olive Avenue, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Helen G. Sehenuk** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$167,809.92.

**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.

#### 14-04482

ALL THAT CERTAIN brick messuage 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 Northwest side of Astor Street, at the distance of 157 feet, 4 inches Southwest from the Southwest side of Elm Street, a corner of this and land now or late of J. Frank Boyer; thence by the same, the line passing through the middle of the partition wall between this and said now or late Boyer's adjoining house, Northwest 100 feet to an alley 20 feet wide; thence along said alley Southwestwardly parallel with Astor Street, 18 feet, 5 inches to a stone, a corner of this and land now or late of Henry Arnoldy; thence along said land and through and along the middle of an alley laid out 4 feet, 10 inches in width, parallel to said Elm Street, Southeastwardly 100 feet to a point in said side of said Astor Street; and thence along said Astor Street, Northeastwardly 18 feet, 5 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeremy Donovan and Kirsten Donovan, by Deed from Frances C. Spielhoffer, dated 11/21/2003, recorded 01/06/2004 in Book 5488, Page 1660.

Parcel Number: 13-00-03396-00-2.

Location of property: 751 Astor Street, Norristown, PA 19401-3709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kirsten Donovan and Jeremy Donovan** at the suit of Wells Fargo Bank, N.A. Debt: \$72,550.43.

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

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

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

#### 14-04605

ALL THAT CERTAIN tract, lot or piece of land with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to phasing plan of Regents Park Subdivision prepared for Heritage Real State Investment Company by Yerkes Associates, Inc., dated 4/21/1980 and last revised 1/19/1988, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Statesman Road (50 feet wide) a corner of Lot No. 535 on said plan, which point is measured the three following courses and distances from a point of reverse curve on the Southeasterly side of Hillendale Drive (50 feet wide), viz: (1) along the arc of a circle, curving to the left, having a radius of 15 feet the arc distance of 21.29 feet; (2) South 33 degrees, 45 minutes, 38 seconds East, 69.25 feet; (3) along the arc of a circle, curving to the right having a radius of 175 feet, the arc distance of 102.8 feet; thence from said point of beginning, extending along said Lot No. 535 North 53 degrees, 48 minutes East, 107.87 feet to a point in line of Lot No. 521 on said plan; thence extending along the same and Lot 518, 519 and 520, crossing a 20 feet wide storm and sanitary sewer easement, South 26 degrees, 12 minutes West, 101.50 feet to a point in line of lands of Stoney Creek Subdivision, and a corner of Lot No. 537 on said plan; thence extending along said lot and through the bed of said 20 feet wide easement North 82 degrees, 13 minutes, 49 seconds West, 144.57 feet to a point on the Southeasterly side of Statesman Road, aforesaid; thence extending along the same and crossing the Northeasterly side of said easement, along the arc of a circle, curving to the left, having a radius of 175 feet the arc distance of 4.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 536 on said plan.

BY FEE simple Deed from Robert F. Carsto and Helene L. Carsto as set forth in Deed Book 5250, Page 1282 and recorded on 11/30/1998, Montgomery County Records.

THE SOURCE Deed as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

TITLE TO SAID PREMISES VESTED in Roland Sanchez and Walda Sanchez by Deed from Robert F. Carsto and Helene L. Carsto, husband and wife dated 10/24/1998 and recorded on 11/30/1998 in the Montgomery County Recorder of Deeds in Book 5250, Page 1282.

Parcel Number: 63-00-07980-80-4.

Location of property: 1324 Statesman Road, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Roland Sanchez and Walda Sanchez** at the suit of Citimortgage, Inc.

Debt: \$225,121.35.

**Robert W. Williams**, Attorney.

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

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

14-04641

ALL THAT CERTAIN messuage and lot of land No. 23, House No. 307 on the plan of the Thomas H. Ball (Fifth Street Block Houses), situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of West Fifth Street at the distance of 55.80 feet Northwestward from an iron pipe, a corner on the Northwest side of Kenilworth Avenue.

CONTAINING in front or breadth on said Fifth Street, Northwestward 16.08 feet, and extending of that width in length or depth between parallel lines at right angles with said Fifth Street, 121 feet to an alley 20 feet wide, the Northwesterly and Southeasterly boundary lines passing through the middle of the party walls of the adjoining houses respectively; bounded on the Northwest by Lot No. 22, House No. 309 and on the Southeast by Lot No. 24, House No. 305.

BEING the same premises which Jaime M. Gensch n/k/a Jaime M. Sperbeck by Deed dated 8/28/2009 and recorded 8/31/2009 in Montgomery County in Deed Book 5742, Page 965 granted and conveyed unto Michael A. Beck and Andrea M. Devery, husband and wife and Mary E. Beck.

Parcel Number: 11-00-05164-00-9.

Location of property: 307 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael A. Beck, Mary E. Beck and Andrea M. Devery** at the suit of M&T Bank. Debt: \$189,409.08.

**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.

14-04642

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, PA, bounded and described according to a plan of subdivision prepared for Robert Kett, by Stout, Tacconelli and Associates, Inc., 1744 Sumneytown Pike, Kulperville, PA 19443, dated July 7, 1994, last revised October 21, 1994, as follows, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Kulp Road, which point is measured South 41 degrees, 06 minutes, 56 seconds West, 337.46 feet from a point on said of Kulp Road, which point is measured on the arc of a circle curving to the left having a radius of 30 feet, the arc distance of 48.20 feet from a point on the Southwesterly ultimate right-of-way line of Yoder Road; thence extending from said point of beginning along Lot No. 1 South 65 degrees, 30 minutes, 00 seconds East, 121.48 feet to a point; thence extending still along Lot No. 1 North 40 degrees, 26 minutes, 46 seconds East, 120.80 feet to a point; thence extending along Lot No. 4 on said plan, South 48 degrees, 53 minutes, 04 seconds East, 155.49 feet to a point; thence extending along lands now or late of Lower Salford Township South 23 degrees, 59 minutes, 10 seconds West, 96.70 feet to a point; thence extending along lands now or late of Lower Salford Township, lands of Robideau, et ux., lands of Spayd, et ux., lands of Veith, et ux., lands of Vetter, et ux., lands of Harrington, et ux., and lands of Fairfield, et ux., North 65 degrees, 30 minutes, 00 seconds West, 344.85 feet to a point on the ultimate right-of-way line of Kulp Road, aforesaid; thence extending along said side of Kulp Road, North 41 degrees, 06 minutes, 56 seconds East, 26.89 feet to the first mentioned point and place of beginning.

BEING designated as Lot No. 3 on said plan.

BEING the same premises which Frederick D. Utermohlen and Mary E. Utermohlen, by Indenture bearing date 2/5/2002 and recorded 2/27/2002 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5397, Page 1597 etc., granted and conveyed unto Joseph M. Bezanis and Lori J. Bezanis, husband and wife, in fee.

Parcel Number: 50-00-01369-04-8.

Location of property: 134 Kulp Road, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lori J. Bezanis and Joseph M. Bezanis** at the suit of JP Morgan Chase Bank, National Association. Debt: \$122,683.45.

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

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

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

## 14-04784

ALL THAT CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and Commonwealth and of Pennsylvania, more particularly based upon two separate tracts and conveyances, more particularly described on a certain plan or map to Roslyn Heights, surveyed and prepared by J. Owen Carter, C. E., dated November, 1927 and filed and recorded in the Office of the Recording of Deeds in and for the County of Montgomery in Deed Book 1033, Page 600, etc.

TRACT NO. 1 being described as Lots Nos. 38 and 39 of Block 'H'.

BEING at a point on the Northwesterly side of Hawthorne Avenue at the distance of 325 feet measured North 44 degrees, East from the Southwesterly side of Pershing Avenue.

CONTAINING in front or breadth together on the side of Hawthorne Avenue 50 feet and extending in length or depth between parallel lines at right angles to the said Hawthorne Avenue 120 feet.

TRACT NO. 2 also of Block 'H' as shown on the same plan as being Lot No. 37 which was adjoined to Lot No. 38. UNDER AND SUBJECT to certain conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Kenneth R. Peay and Kathy L. Peay, h/w, by Deed from Kenneth R. Peay and Kathy L. Gainey, n/k/a Kathy L. Peay, dated 06/13/2005, recorded 06/23/2005 in Book 5558, Page 2928.

THE SAID Kathy L. Peay died on 3/5/2011, vesting sole ownership in Kenneth R. Peay as Surviving Tenant by the Entirety.

Parcel Number: 30-00-04248-00-6.

Location of property: 1364 Birchwood Avenue, Abington, PA 19001-2322.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth R. Peay** at the suit of Wells Fargo Bank, N.A. Debt: \$149,453.69.

**Adam H. Davis**, 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.

## 14-05397

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, PA bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Wissahickon Avenue, 40 feet wide, at the distance of 537.72 feet Northwesterly from the Northerly side of Gwynedd Avenue, 45 feet wide.

CONTAINING in front or breadth Northwestwardly on Wissahickon Avenue 50 feet and extending of that width Southwestwardly between parallel lines at right angles of Wissahickon Avenue, 150 feet.

BEING the same premises which HSBC Bank, USA National Association on behalf of the trust fund for the benefit of Ace Securities Corporation Equity Loan Trust, Series 2005-HE4 Asset Backed Pass Through Certificates by Countrywide Home Loans, Inc., its Attorney in Fact by Indenture bearing date the 31st day of December A.D. 2007 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5692, Page 73 granted and conveyed unto Jon Suh and Myung S. Ko, in fee.

AND THE SAID Myung S. Ko is also known as Sophia Myung S. Ko.

TITLE TO SAID PREMISES VESTED IN Brian A. Dolan and Karen G. Wittemann by Deed from Jon Suh and Myung S. Ko a/k/a Sophia Myung S. Ko dated 07/31/2008 and recorded 08/18/2008 in the Montgomery County Recorder of Deeds in Book Number 5704, Page 1266.

Parcel Number: 39-00-05029-00-8.

Location of property: 1142 Wissahickon Avenue, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian A. Dolan and Karen G. Wittemann** at the suit of Citimortgage, Inc. Debt: \$183,026.11.

**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.

## 14-05550

ALL THAT CERTAIN unit in the property known, named and identified as "The Woodwinds Condominium", located in **Hatboro Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA.C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated April 26, 1988 and recorded on April 26, 1988 in Deed Book 4871, Page 360, and a First Amendment thereto dated March 24, 1988 and recorded May 25, 1988 in Deed Book 4874, Page 157, being and designated as Unit No. 17 Kings Court together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.22%.

TITLE TO SAID PREMISES VESTED IN Gail P. McGuire by Deed from Terry White and David Potter dated 06/30/1989 and recorded 07/07/1989 in the Montgomery County Recorder of Deeds in Book 4916, Page 1384.

Parcel Number: 08-00-02843-16-4.

Location of property: 17 Kings Court, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lisa M. Dick, Administratrix of the Estate of Gail McGuire a/k/a Gail P. McGuire a/k/a Gail Patricia McGuire, Deceased Mortgagor** at the suit of Citimortgage, Inc., Successor by Merger With ABN AMRO Mortgage Group, Inc. Debt: \$57,035.27.

**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.

14-05596

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, and described according to a Revised Plan of a Portion of Pinewood, made by Donald B. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, on July 1, 1955, and revised November 19, 1955, as follows:

SITUATE on the Southeasterly side of Locust Street (sixty-six feet wide) at the distance of one hundred three feet and fifty-six one-hundredths of a foot measured South fifty-one degrees, thirty minutes West along same from its intersection with the Southwesterly side of Johnson Highway (sixty feet wide).

CONTAINING in front or breadth measured South fifty-one degrees, thirty minutes West along the Southeasterly side of Locust Street thirty-eight degrees, thirty minutes East, between parallel lines at right angles to said Locust Street one hundred forty-five feet and seventy-nine one-hundredths of a foot. The Southwesterly line thereof passing through the party wall between this premises and the premises adjoining to the Southwest.

TITLE TO SAID PREMISES IS VESTED IN Phyllis Cole, by Deed from Charles E. Quinty-Caton and Joan T. Quinty-Caton, dated 08/18/2008, recorded 08/22/2008 in Book 5704, Page 2861.

Phyllis A. Cole a/k/a Phyllis Cole died on 02/13/2012, and Mydera T. Robinson was appointed Administratrix of her Estate. Letters of Administration were granted to her on 03/01/2012 by the Register of Wills of Montgomery County, No. 46-2012-X0839. The Decedent's surviving heir at law and next-of-kin is Mydera T. Robinson.

Parcel Number: 13-00-20776-00-1.

Location of property: 1830 Locust Street, Norristown, PA 19401-3035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mydera T. Robinson, in Her Capacity as Administratrix and Heir of The Estate of Phyllis A. Cole a/k/a Phyllis Cole and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Phyllis A. Cole a/k/a Phyllis Cole, Deceased** 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: \$222,783.33.

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

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

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

14-05870

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 Commonwealth of Pennsylvania, and described according to a plan or survey made by Albright and Mébus, Civil Engineers in February 1932, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edge Hill Road (70 feet wide) at the distance of 400 feet Northeasterly from the intersection which the said side of Edge Hill Road makes with the Northeast side of Keith Road (60 feet wide); thence extending along the Southeasterly side of Edge Hill Road North 57 degrees, 24 minutes East, 50 feet to a point; thence extending along Lot No. 153 South 32 degrees, 36 minutes East, 21.27 feet to a point; thence along the Northwesterly side of the right-of-way or alley (20 feet wide) South 43 degrees, 32 minutes West, 51.50 feet to a point; thence along Lot No. 151 North 32 degrees, 36 minutes West, 222.62 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kermit Fitzgerald and Diane Fitzgerald, by Deed from Debra P. Turner, dated 01/14/1998, recorded 06/18/1998 in Book 5229, Page 18.

Parcel Number: 30-00-16572-00-3.

Location of property: 1435 Edge Hill Road, Abington, PA 19001-2608.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kermit O. Fitzgerald a/k/a Kermit Fitzgerald and Diane Fitzgerald** at the suit of Bank of America, N.A. Debt: \$128,691.97.

**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.

## 14-05988

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being Lot No. 40 on plan of Arbuta Land Company which said plan is recorded at Norristown in the Office for the Recording of Deeds, in and for Montgomery County in Deed Book 437, Page 500, as follows, to wit:

BEGINNING at a point in the middle line of Bradfield Avenue (50 feet wide and now called Arbuta Road) 345.6 from its intersection with the center line of Kirk Avenue (50 feet wide); thence extending along the middle of said Bradfield Avenue (now Arbuta Road) in an Easterly direction 45.3 feet to a point, a corner of Lot No. 41; thence Northwesterly by Lot No. 41, 189.8 feet to the Middle Line of Hillside Avenue (25 feet wide); thence along middle of Hillside Avenue Northwesterly 53.5 feet to a point, a corner of Lot No. 39; thence Southeasterly along Lot No. 39, 212.8 feet to beginning.

BEING the same premises which Edmund John Ward, Jr. and Carlee D. Fortmann n/k/a Carlee D. Ward by Deed dated October 10, 2003 and recorded January 21, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Book 05491, Page 613, granted and conveyed unto Edmund John Ward, Jr., and Carlee D. Ward, husband and wife.

Parcel Number: 30-00-01240-00-8.

Location of property: 1058 Arbuta Road, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Carlee D. Ward and Edmund John Ward, Jr.** at the suit of Deutsche Bank National Trust Company as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$238,337.61.

**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.

## 14-06169

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Robert J. and Ruth A. Schmitt, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated October 9, 1975 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book B-30, Page 90, as follows, to wit:

BEGINNING at the point of intersection of the Northwesterly side of Swedesford Road (33.0 feet wide) and the Southwesterly side of Sumneytown Pike (50.0 feet wide) (both proposed to be widened to the respective sides thereof), as shown on said plan; thence extending from said point of beginning South 46 degrees, 30 minutes West, along said Northwesterly side of Swedesford Road, the distance of 220.29 feet to a point, a corner of Lot Number 1, as shown on said plan; thence extending North 43 degrees, 30 minutes West, along Lot Number 1, the distance of 123.87 feet to a point, a corner of Lot No. 2, as shown on said plan; thence extending North 35 degrees, 00 minutes, 26 seconds East along Lot Number 2, the distance of 194.41 feet to a point on the said Southwesterly side of Sumneytown Pike; thence extending along said side of Sumneytown Pike the two following courses and distances, viz: (1) extending on the arc of a curve, curving to the right, having a radius of 1895.82 feet the arc distance of 42.22 feet to a point of tangent; and (2) thence extending South 33 degrees, 43 minutes East the distance of 123.08 feet to the first mentioned point of intersection and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN John Crosley and Deborah Crosley, h/w, by Deed from Estate of Joan M. Tyson, a/k/a Joan Tyson, Deceased, by Edward K. Tyson, Administrator CTA, dated 03/23/2012, recorded 03/27/2012 in Book 5830, Page 2918.

Parcel Number: 56-00-08749-00-6.

Location of property: 660 South Sumneytown Pike, North Wales, PA 19454-2460.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah Crosley a/k/a Deborah C. Crosley and John Crosley a/k/a John S. Crosley** at the suit of Wells Fargo Bank, N.A. Debt: \$232,369.44.

**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.

## 14-06402

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Fox Heath, Phase I and Phase II, made by Bursich Associates, Inc., Consulting Engineers, made for David Marsh and Al Emma, dated June 19, 1990, and last revised January 28, 1992, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fell Lane (26.00 feet wide) said point being a point a corner of Lot No. 15, as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Lot, North 04 degrees, 41 minutes, 14 seconds West and crossing a certain 12 feet wide utility and maintenance easement and crossing a certain fence marked to be removed a distance of 102.00 feet to a point; thence extending from said point

North 85 degrees, 18 minutes, 46 seconds East and crossing two (2) certain five (5) feet wide easement a distance of 50.00 feet to a point a corner of Lot No. 153 as shown on the above mentioned plan; thence extending along the aforesaid lot South 04 degrees, 41 minutes, 14 seconds East and again recrossing the aforementioned fence and also recrossing the aforementioned utility and maintenance easement a distance of 102.00 feet to a point on the Northwesterly side of Fell Lane; thence extending along the same South 85 degrees, 18 minutes, 46 seconds West, 50.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 152 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kristen Riley, by Deed from Matthew J. Basilio and Jennifer A. Basilio, dated 05/29/2009, recorded 06/04/2009 in Book 5732, Page 1332.

Parcel Number: 48-00-00590-08-2.

Location of property: 308 Fell Lane, Schwenksville, PA 19473-1867.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kristen Riley** at the suit of Homebridge Financial Services, Inc. Debt: \$280,389.80.

**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.

#### 14-06693

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Oak Lane Manor, Section No. 5, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on the Fourth day of August A.D. 1949, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Johns Road (fifty feet wide) which point is measured on the arc of a circle curving to the right having a radius of two thousand and eighty feet the arc distance of one hundred forty and ninety-seven one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-six and twenty-nine one-hundredths feet from a point on the Northwesterly side of Front Street (sixty feet wide); thence extending along the Northeasterly side of Johns Road along the arc of a circle curving to the right having a radius of two thousand eighty feet the arc distance of sixty feet to a point; thence extending North seventy-three degrees, forty-four minutes East, one hundred and seventy-eight one-hundredths feet to a point; thence extending South twenty-two degrees, seventeen minutes, fifty seconds East fifty-six and thirty-three one-hundredths feet to a point; thence extending South seventy-two degrees, four minutes, fifty seconds West, one hundred thirty-seven and eighty-nine one-hundredths feet to a point on the Northeasterly side of Johns Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dat Vu, by Deed from Frank J. Smith, dated 06/27/2003, recorded 07/22/2003 in Book 5465, Page 1684.

Parcel Number: 31-00-15631-00-7.

Location of property: 103 Johns Road, Cheltenham, PA 19012-1306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dat Vu** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$285,652.18.

**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.

#### 14-06906

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon situate in **East Greenville Borough**, Montgomery County, Pennsylvania bounded and described according to a plan of Colonial Village dated February 26, 1974, as follows, to wit:

BEGINNING at a point on the Southwesterly sideline to Blaker Drive (82 feet wide) said point being located South 24 degrees, 06 minutes, 10 seconds East, 261.50 feet from the intersection of said sideline with the Southeasterly sideline of Morris Road (82 feet wide); thence extending along said sideline of Blaker Drive South 24 degrees, 06 minutes, 10 seconds East, 35.00 feet to a point in line of Lot 103; thence extending along said lot along the centerline of a 20 feet wide sanitary sewer easement South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point inline of Lot 257; thence extending along said lot and along Lot 256 along the centerline of a 20 feet wide sanitary sewer easement North 24 degrees, 06 minutes, 10 seconds West, 35.00 feet to a point in line of Lot 259; thence extending along said lot North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to the point and place of beginning.

BEING the same premises which Jeffrey S. Pocius and Johanna L. Heebner now known as Johanna L. Pocius by Deed dated 5/29/2009 and recorded 6/8/2009 in Montgomery County in Deed Book 5732, Page 02776 granted and conveyed unto Christopher W. Johnson and Jamie L. Johnson.

Parcel Number: 06-00-00264-00-9.

Location of property: 534 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jamie L. Johnson and Christopher W. Johnson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$148,864.51.

**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.

14-06907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Subdivision Plan, Section 4 of Mercer Mill Village, made by C. Raymond Weir, Registered Professional Engineer of Ambler, PA dated 4/8/1954 and further described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mount Pleasant Avenue (46.5 feet wide) at the distance of 160 feet measured in a Northeasterly direction along the said side of Mount Pleasant Avenue from the Northeasternmost terminus of a radial round corner connecting the Southeasterly side of Mount Pleasant Avenue with the Northeasterly side of Batleson Road (50 feet wide).

CONTAINING in front or breadth along the Southeasterly side of Mount Pleasant Avenue 150 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles with the said Mount Pleasant Avenue, 175 feet.

TITLE TO SAID PRÉMISES IS VESTED IN John R. Jones and Elaine Jones, by Deed from Sandra Fields Hennley, a/k/a Sandra Fields Henley, dated 12/14/1998, recorded 01/20/1999 in Book 5256, Page 1269.

Parcel Number: 66-00-04399-00-8.

Location of property: 222 West Mount Pleasant Avenue, Ambler, PA 19002-4112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John R. Jones a/k/a John Richard Jones and Elaine Jones a/k/a Elaine Smalley** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$95,143.68.

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

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

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

14-07116

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

BEGINNING at a point on the Southeast side of Haws Avenue at the distance of 435.6 feet Northeasterly from Marshall Street a corner of this and land of Frederick W. Flick; thence by the same right angles to Haws Avenue, Southeasterly 150 feet more or less to the middle of Evans Alley, and along the middle thereof, Northeasterly 20 feet to a point, a corner of this and land lately conveyed to Irene R. Parvin; thence by the same parallel with the first line and through the middle of the partition wall between this and the adjoining house on said Parvin's land, Northwesterly 150 feet more or less to Haws Avenue aforesaid and along the Southeast side thereof, Southwesterly 20 feet to the place of beginning.

FEE SIMPLE TITLE VESTED IN Patricia E. Dennis by Deed from Dorothy Azerski, dated May 22, 1997, recorded June 2, 1997, in the Montgomery County Recorder of Deeds in Deed Book 5187, Page 972.

Parcel Number: 13-00-16012-00-4.

Location of property: 652 Haws Avenue, Norristown, PA 19401-3752.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Patricia E. Dennis** at the suit of Freedom Mortgage Corporation. Debt: \$164,668.20.

**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.

14-07155

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 subdivision plan of property of Salvatore J. Manzo, his wife, prepared by Conceptual Planners & Engineers Inc., dated 10/30/1985 last revised 4/24/1086.

BEGINNING at a point on the Southwesterly side of Brown Street (66 feet wide), at a corner of Lot No. 12, as shown on said plan and which point is at the distance of 248.38 feet measured South 37 degrees, 12 minutes East, along the said Southwesterly side of Brown Street, from its point of intersection marked by an iron pin, with the Southeasterly side of Arch Street (66 feet wide).

CONTAINING in front or breadth measured South 37 degrees, 12 minutes East, along the said Southwesterly side of Brown Street, the distance of 18 feet and extending of that width in length or depth on a course of South 52 degrees, 48 minutes West between parallel lines at right angles to Brown Street, the distance of 129.27 feet the Northwesterly and Southeasterly lines thereof for a portion of the distance, extending through the party walls, as shown on said plan.

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

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a 17 foot alley which extends from Arch Street in a Southeasterly direction 361.95 feet thru the rear of this and the adjoining premises as and for a passageway 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, however, to the proportionate expenses of maintaining the aforementioned alley.

BEING the same premises which Arch Terrace, Inc. a PA Corporation by Deed dated 8/23/1988 and recorded 8/29/1988 in Montgomery County in Deed Book 4884, Page 2159 conveyed unto John O. Bazemore, in fee. Parcel Number: 13-00-04889-24-6.

Location of property: 326 East Brown Street, Norristown, PA 19401.

The improvements thereon are: Building and improvements.

Seized and taken in execution as the property of **The Estate of John O. Bazemore** at the suit of Citadel Federal Credit Union. Debt: \$96,953.04.

**Ashley L. Lerch, 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.

#### 14-07285

ALL THOSE CERTAIN pieces or parcels of land together with the improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, consisting of two tracts as set forth on a plan prepared by Donald H. Schurr for Morgan G. Hendricks dated 9/4/63 and revised 12/13/63 and being more fully bounded and described, as follows, to wit:

THE first thereof beginning at a point a corner in the center line of Big Road (Route No. 73) 50 feet wide, said point being in line of lands of Charles Haas; thence along said land South 48 degrees, 20 minutes West, 134.98 feet to a point a corner; thence partly by other lands of Morgan C. Hendricks and partly by lands of Keelor's Union Church Cemetery, North 40 degrees, 38 minutes West, 286.10 feet to an existing monument, a corner; thence along the same North 47 degrees, 15 minutes East, 206.19 feet to a point, a corner in the centerline of Big Road, aforesaid; thence along the same South 26 degrees, 53 minutes East, 299.87 feet to the first mentioned point and place of beginning.

BEING Tract No. 4 on aforementioned plan.

THE SECOND thereof beginning at a point a corner of this tract and Tract No. 4, said point being in line of lands of Charles Haas, said point being a distance of 134.98 feet measured South 48, degrees, 20 minutes West, along the line dividing lands of Charles Haas from Tract No. 4 in said plan from a point, in the center line of Big Road (Route 73, 50 feet wide); thence from said beginning point along lands of Charles Haas South 48 degrees, 20 minutes West, 439.94 feet to a point, a corner in line of Tract No. 6; thence along said Tract No. 6 North 45 degrees, 23 minutes West, 211.46 feet to an iron pin, a corner; thence along lands of Keelor's Union Church Cemetery North 54 degrees, 01 minutes East, 458.85 feet to a point, a corner of line of Tract No. 4 on said plan; thence along said Tract No. 4 South 40 degrees, 38 minutes East, 165.60 feet to the first mentioned point and place of beginning.

BEING Tract No. 5 on aforementioned plan.

Parcel Number: 55-00-00244-00-7.

Location of property: 3216 Big Road, Zieglerville, PA 19492.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas C. Tincknell a/k/a Thomas C. Tincknell, Jr. and Barbara L. Tincknell** at the suit of Bank of America, N.A. Debt: \$155,072.62.

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

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

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

#### 14-07292

ALL THAT CERTAIN messuage and two lots or pieces of land, situate in **Abington Township**, Montgomery County, Pennsylvania and known and designated as Lots Numbers 242 and 243 on a certain Plan of lots of Willow Grove, recorded in the Office for the Recording of Deeds in and for said County in Deed Book No 403, Page 500 etc.

SITUATE on the Northwesterly side of Fairview Avenue.

CONTAINING in front or breadth on the said avenue fifty feet and extending of that width Northwestwardly between parallel lines at right angles thereto one hundred eleven and thirty-seven one-hundredths feet on the Southerly line and one hundred eleven and forty-five one-hundredths feet on the Northerly line.

UNDER AND SUBJECT to conditions and restrictions of record.

AND ALSO UNDER AND SUBJECT to the conditions imposed by the aforesaid will of Charles L. Edwards, namely that (a) If Darryl Edwards shall ever allow the decedent's former wife, Dorothy Edwards, a/k/a Dorothy Hicks, to live at 1504 Fairview Avenue, Willow Grove, Pennsylvania 19090, Darryl Edwards shall forfeit his right to the said house and real estate located at 1504 Fairview Avenue, Willow Grove, Pennsylvania 19090 and said house and real estate shall go to the decedent's son Charles L. Edwards, Jr. and (b) if Darryl Edwards shall ever sell the house and real estate located at 1504 Fairview Avenue, Willow Grove, Pennsylvania 19090, Darryl Edwards must first offer the said house and real estate to the decedent's son Charles L. Edwards, Jr. for purchase at one-half (1/2) the fair market value of said house and real estate.

TITLE TO SAID PREMISES IS VESTED IN Darryl L. Edwards by Deed from Charles L. Edwards, Jr., Executor of the Estate of Charles L. Edwards, Deceased, dated July 21, 2005 and recorded July 22, 2005 in Deed Book 5563, Page 1096. The said Darryl L. Edwards died on July 30, 2012 thereby vesting title in James M. Schildt, Esquire, Administrator and Denise A. Kuestner, Esquire, Administratrix.

Parcel Number: 30-00-18848-00-4.

Location of property: 1504 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise A. Kuestner, Esquire, Administratrix of the Estate of Darryl L. Edwards a/k/a Darryl Edwards, Deceased Mortgagor and Real Owner and James M. Schildt, Esquire, Administrator of the Estate of Darryl L. Edwards a/k/a Darryl Edwards, Deceased Mortgagor and Real Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$147,805.61.

**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.

14-07425

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision made for Edgar Manor by Urwiler & Walter, Inc., dated March 30, 1973 and last revised April 29, 1974 and recorded in Montgomery County in Plan Book B-25, Page 58, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Edgewood Drive (50 feet wide) which point is measured the three following courses and distances from a point of curve on the Southeastern side of Acorn Way (50 feet wide), viz: (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point; (2) South 17 degrees, 36 minutes, 54 seconds East, 10.00 feet to a point of curve; and (3) Southeastwardly on the arc of a circle curving to the left having a radius of 520.47 feet the arc distance of 57.23 feet to the place of beginning; thence extending from said point of beginning along Lot No. 17, North 66 degrees, 03 minutes, 06 seconds East, 121.73 feet to a point in line of Lot No. 16; thence extending along the same, South 27 degrees, 36 minutes, 56 seconds East, 77.00 feet to a point, a corner of Lot No. 19; thence extending along the same, South 72 degrees, 46 minutes, 50 seconds West, 125.07 feet to a point of curve on the said Northeasterly side of Edgewood Drive; thence extending along the same the 2 following courses and distances: (1) Northwestwardly on the arc of circle curving to the left having a radius of 50.00 feet the arc distance of 10.82 feet to a point of reverse curve; and (2) on the arc or a circle curving to the right having a radius of 520.47 feet, the arc distance of 51.48 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on said plan.

FEE SIMPLE TITLE VESTED IN Scott A. Levengood and Lori M. Levengood, husband and wife by Deed from Kevin R. Raneiri and Rebecca C. Raneiri, husband and wife, dated August 28, 1995, recorded August 30, 1995, in the Montgomery County Clerk's Office in Deed Book 5123, Page 1756.

Parcel Number: 64-00-00942-08-3.

Location of property: 1040 Edgewood Drive, Pottstown, PA 19464-3617.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lori M. Levengood and Scott A. Levengood** at the suit of Embrace Home Loans. Debt: \$160,221.06.

**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.

14-07432

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a Plan of Lots known as "Long View Heights" as laid out for N. Douglas Ottinger and Bruce A. Davies by George F. Shaner, R. E., as follows, to wit:

BEGINNING at the Southwesterly corner Lot #11, said point being on the Northeasterly property line Bruce Drive (50 feet wide); thence along the side of Lot #11 South 55 degrees, 23 minutes East, 216.50 feet to a corner in the middle of Detwiler Road; thence along the middle of the same South 34 degrees, 37 minutes West, 155.0 feet to a corner lands now or about to be conveyed to Ralph C. Johnson; thence along the same North 55 degrees, 23 minutes West, 216.50 feet to a corner on the property line Bruce Drive; thence along the same, North 34 degrees, 37 minutes East, 155.0 feet to the place of beginning.

BEING all of Lot #12 and the Northeasterly 50 feet of Lot #13 of a Plan of Lots known as "Long View Heights."

BEING the same premises which William W. Means and Nancie T. Means husband and wife by Deed dated February 26, 1999 and recorded March 11, 1999 in the Office of the Recorder of Deeds in and for Montgomery County in Instrument #005197, granted and conveyed unto Paul A. Creamer and Debra L. Creamer husband and wife as Tenants by the Entireties.

Parcel Number: 60-00-00010-00-2.

Location of property: 2242 Bruce Drive, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Paul A. Creamer and Debra L. Creamer** at the suit of Wells Fargo Bank, National Association, as Trustee for MASTR Asset-Backed Securities Trust 2003-OPT2, Mortgage Pass-Through Certificates, Series 2003-OPT2, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$160,447.89.

**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.

14-07626

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a survey made on August 21, 1924, by William C. Muldrew, a Civil Engineer, as follows, to wit:

BEGINNING at a point in the middle line of Graham Lane at the distance of ninety-four and seventy-five one-hundredths feet Southeastward from the middle line of Penrose Avenue; thence extending South forty-eight degrees, thirty-nine minutes East, thirty feet; thence South forty-one degrees, twenty-five minutes West, one hundred fifty-six and sixty-two one-hundredths feet; thence North forty-eight degrees, thirty-nine minutes West, thirty feet; and thence North forty-one degrees, twenty-five minutes East, partly passing through a party wall one hundred fifty-six and sixty-two one-hundredths feet to the place of beginning..

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and beginning at a point in the middle line of Graham Lane at the distance of one hundred twenty-four and seventy-five one-hundredths feet Southeast from the middle line of Penrose Avenue.

CONTAINING in front or breath on the middle line of Graham Lane thirty feet and extending of that width in length or depth Southwestward between parallel lines at right angles to said Graham Lane one hundred fifty-six and sixty-two one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Anthony W. Young, Executor of the Estate of Marie Dial Cunningham a/k/a Marie D. Cunningham, Deceased Mortgagor and Real Owner by Deed from Marie Dial Cunningham, dated March 13, 1989 and recorded March 20, 1989 in Deed Book 4905, Page 771.

Parcel Number: 31-00-12199-00-1.

Location of property: 1916 Graham Lane, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony W. Young, Executor of the Estate of Marie Dial Cunningham a/k/a Marie D. Cunningham, Deceased Mortgagor and Real Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$128,305.77.

**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.

14-07653

ALL THAT CERTAIN unit designated as Unit 57-A, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans bearing date of January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172 a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877 a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427, an Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938, Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4876, Page 424, a Twelfth Supplementary Declaration of Condominium dated July 5, 1988 and recorded August 9, 1988 in Deed Book 4882, Page 2066, a Thirteenth Supplementary Declaration of Condominium dated November 7, 1988 and recorded November 10, 1988 in Deed Book 4893, Page 864 and a Fourteenth Supplementary Declaration of Condominium dated December 1, 1988 and recorded December 15, 1988 in Deed Book 4896, Page 1964 along with the unrecorded By-Laws of Northridge Estates Condominium Owners Association.

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.

TITLE TO SAID PREMISES IS VESTED IN Survon R. Gaines, Sr., by Deed from Survon R. Gaines, Sr. and Beverly A. Gaines, h/w, dated 02/19/1998, recorded 03/05/1998 in Book 5218, Page 303.

Parcel Number: 63-00-02664-14-4.

Location of property: 614 Glen Lane a/k/a 614 Glen Lane, Unit 57a, Jeffersonville, PA 19403-2986.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Survon Richard Gaines a/k/a Survon R. Gaines, Sr.** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$167,861.27.

**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.

#### 14-07677

ALL THAT CERTAIN lot or piece of land being Lot No. 100, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan of Phase III, Hancock Court (Court II), made by Urwiler & Walter, Inc., dated February 10, 1976 and last revised July 23, 1976, said plan being recorded in the Office for the Recording of Deeds in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-27, Page 10.

SAID lot also being described according to the above mentioned plan by metes and bounds, as follows, to wit:

BEGINNING at a point a corner of Lot No. 101, as shown on the above mentioned plan; thence extending from said point of beginning, North 47 degrees, 00 minutes West, 37.00 feet to a point a corner; thence extending North 43 degrees, 00 minutes East, 55.00 feet to a point a corner; thence extending South 47 degrees, 00 minutes East, 37.00 feet to a point in line of Lot No. 101; thence extending along same, South 48 degrees, 00 minutes West, 55.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carol L. Crane, by Deed from Carol L. Crane, Individually and as the Executrix of The Estate of Marian Crane, Deceased, dated 9/20/2004, recorded 11/12/2004 in Book 5532, Page 1850.

Parcel Number: 46-00-01036-89-8.

Location of property: 100 Hancock Court, North Wales, PA 19454-1018.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol L. Crane** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-efc2. Debt: \$162,653.86.

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

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

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

#### 14-07915

ALL THAT CERTAIN messuage and tract of land, situate in **Telford Borough** (formerly West Telford), Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin for a corner in the middle of West Broad Street (formerly Poplar Street); thence by land late of Sallie Roshom North 24 degrees, West 176 feet and 6 inches to the middle of a 20 feet wide alley (this line is intended to pass through the middle of a party wall); thence along the middle of the same North 76 degrees, East 33 feet to a corner; thence by land of Abraham Musselman South 24 degrees, East 176 feet and 6 inches to the middle of the aforesaid West Broad Street; thence along the middle of the same South 76 degrees, West 33 feet to the place of beginning.

BEING the same premises which Yen Van Nguyen and Huong Thuc Liem, by Deed dated September 29, 2009 and recorded in the Montgomery County Recorder of Deeds Office on October 5, 2009 in Deed Book 5745, Page 2953, granted and conveyed unto Justin M. Martin and Christine G. Martin.

Parcel Number: 22-02-00199-00-2.

Location of property: 349 West Broad Street, Telford, PA 18969.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christine Martin a/k/a Christine G. Martin and Justin Martin a/k/a Justin M. Martin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$117,638.10.

**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 \$4=3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

#### 14-08422

ALL THAT CERTAIN lot or parcel of land, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

BEGINNING at a point in the division line between Lots 403 and 404 on plan hereinafter mentioned, said beginning point also in the Southeasterly corner of Lot 404 and running thence: (1) North 43 degrees, East along said division line a distance of 56.00 feet to a point; thence (2) South 47 degrees, East perpendicular to said division line a distance of

21.00 feet to a point in the division line between Lots 402 and 403; thence (3) South 43 degrees, West partly along last mentioned division line and parallel to the line of an existing sanitary sewer easement a distance of 56.00 feet; thence (4) North 47 degrees, West at right angles to last mentioned division line a distance of 21.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Danielle I. Walker, by Deed from Monte Pool and Diane M. Pool, h/w, dated 12/04/2009, recorded 12/08/2009 in Book 5753, Page 265.

Parcel Number: 46-00-00944-39-6.

Location of property: 403 Franklin Court, North Wales, PA 19454-1017.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle I. Walker** at the suit of Wells Fargo Bank, N.A. Debt: \$194,294.18.

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

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

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

14-08681

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Herbert H. Metz, Registered Engineer Lansdale, Pennsylvania, dated 3/1/1948, as follows, to wit:

BEGINNING at an iron pin on the Westerly side of the Springhouse and Sunneytown Turnpike, as originally laid out, a corner of land now or formerly of Charles H. White Pearl White, his wife, which point of beginning is at the distance of 53.02 feet measured on a course South 11 degrees, 12 minutes West from an angle point in said Turnpike Road, which last mentioned point is at the distance of 87.45 feet measured on a course of South 20 degrees East from a point, a corner of land now or late of the Lutheran Church Parsonage; thence from said first mentioned point of beginning extending along lands as aforesaid, the line for a part of the distance extending through the center line of the partition wall dividing the house erected hereon and the house erected hereon and the house on the adjoining premises, South 85 degrees, 57 minutes West, 73 feet to a spike; thence continuing along said land North 89 degrees, 4 minutes West, 113.81 feet to an iron pin in line of land now or late of Harry I. Kulp of which this a part; thence extending along said land South 5 degrees, 19 minutes West, 25.38 feet to an iron pin; thence continuing by said land of Harry I. Kulp, South 84 degrees, 41 minutes East, 187.71 feet to an iron pin on the Westerly side of said Springhouse and Sunneytown Turnpike, as originally laid out; thence extending along said side of said Turnpike Road, North 11 degrees, 12 minutes East, 46.18 feet to the first mentioned point and place of beginning.

TOGETHER also with the right and privilege of drawing water from the well, situate on the premises adjoining herein before described premises to the North, being about to be conveyed to now or late Charles H. White and Pearl, his wife; and

TOGETHER with the right and privilege to enter upon said premises about to be conveyed to now or late Charles H. White and Pearl, his wife for the purpose of obtaining as adequate and proper supple of water and subject to the proportionate expense of any repairs to or other maintenance of said well.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Burg, unmarried, by Deed from Robert W. Burg and Erin L. Berkery, dated 04/26/2010, recorded 05/20/2010 in Book 5767, Page 1569.

Parcel Number: 45-00-02782-00-8.

Location of property: 3209 Main Street, Green Lane, PA 18054-2276.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert W. Burg** at the suit of Wells Fargo Bank, N.A. Debt: \$186,372.61.

**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.

14-08737

ALL THAT CERTAIN lot or piece of ground, with the dwelling house thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a survey made by Milton R. Yerkes, C.E. on January 9th, 1914, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Elm Avenue at the distance of one hundred sixteen feet and sixty-nine one-hundredths of a foot Northwestwardly from the Northwesterly side of Simpson Road; thence extending South 60 degrees, 45 minutes West, ninety-three feet and ninety-five one-hundredths of a foot to a point; thence extending North 36 degrees, 57 minutes West, three feet and ninety-four one-hundredths of a foot to a point; thence North 36 degrees, 32 minutes West, twenty-one feet and twenty-four one-hundredths of a foot to a point; thence North 60 degrees, 45 minutes East passing through the party wall between this and the adjoining house, ninety-eight feet and thirty one-hundredths of a foot to the Southeasterly side of Elm Avenue; thence Southeastwardly along the same, twenty-five feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Carter by Deed from Jane C. Haines, Executrix of the Estate of Andrew P. Thompson, Deceased dated December 11, 1997 and recorded April 14, 1998 in Deed Book 5222, Page 891.

Parcel Number: 40-00-17132-00-9.

Location of property: 134 Elm Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Karen L. Carter** at the suit of HSBC Bank USA, N.A. Debt: \$90,497.24.

**Margaret Gairo**, Attorney.

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

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

14-09118

ALL THAT CERTAIN lot or piece of ground, with the messuage erected thereon situate in the 7th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan of lots of Brookside Homes, Inc., as surveyed by George F. Shaner, Registered Engineer, 2/15/1951, as follows, to wit:

BEGINNING at a point on the Easterly side of North Keim Street (50 feet wide) at a distance of 208 feet South 44 degrees, 30 minutes West from the Southeasterly corner of said North Keim Street and Wilson Street (also 50 feet wide) being a corner of this and Lot #9 on said Brookside Homes, Inc., plan of lots; thence by said Lot #9 South 45 degrees, 30 minutes East, 139 feet to the Westerly side of a 20 feet wide alley; thence by said alley South 44 degrees, 30 minutes West, 54 feet to a point, a corner of this and Lot #7 on said plan of lots; thence by said Lot #7 North 45 degrees, 30 minutes West, 139 feet to the Easterly side of North Keim Street aforesaid; thence by the same North 44 degrees, 30 minutes East, 54 feet to the point and place of beginning.

BEING Lot #8 on plan of lots of Brookside Homes, Inc.

TITLE TO SAID PREMISES IS VESTED IN James M. Altomari by Deed from William E. Marley, II, dated June 20, 2008 and recorded July 2, 2008 in Deed Book 5698, Page 1657.

Parcel Number: 16-00-16812-00-2.

Location of property: 566 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James M. Altomari** at the suit of Police and Fire Federal Credit Union. Debt: \$130,561.76.

**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.

14-09141

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision of 'The Owls Property' made for East Greenville Owls Home Inc. by Stout and Taconelli & Associates, Inc. dated 1/19/2004 and last revised 3/29/2005 and recorded in Plan Book 24, Page 476, as follows, to wit:

BEGINNING at a point on the Southwesterly side ultimate right-of-way line of Washington Street (to be widened to 30.00 feet wide from existing center line thereof) at a corner of this and Lot No. 6 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 6 South 67 degrees, 28 minutes, 00 seconds West, 210.46 feet to a point a corner on the Northeasterly side ultimate right-of-way line of Hickory Alley (to be widened to 10.00 feet wide from the existing center line thereof); thence extending along the same North 22 degrees, 55 minutes, 00 seconds West, 35.00 feet to a point, a corner in line of Lot 8; thence extending along the said North 67 degrees, 28 minutes, 00 seconds East, 210.56 feet to a point, a corner on the Southwesterly side ultimate right-of-way line of Washington Street; thence extending along the same South 22 degrees, 43 minutes, 34 seconds East, 35.00 feet to the first mentioned point and place of beginning.

BEING known as Lot 7 on the above mentioned plan.

BEING the same premises which Paul A. Pennise, by Deed dated August 18, 2009, and recorded September 3, 2009, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5742, Page 2672 granted and conveyed unto Lorraine E. Muniz, in fee.

TITLE TO SAID PREMISES IS VESTED IN Alexander M. Giuliano and Colleen Giuliano, by Deed from Lorraine E. Muniz, dated 07/08/2013, recorded 07/16/2013 in Book 5880, Page 2546.

Parcel Number: 06-00-04140-07-5.

Location of property: 312 Washington Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Colleen Giuliano and Alexander M. Giuliano** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$226,303.36 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.

## 14-09194

ALL THAT CERTAIN tract of land shown on Green Hill Farms, Phases III and IV, Plan of Subdivision corrected made for Jeff Brode & Bertram Criniti by Urwiler & Walter, Inc., dated 4/29/1982, situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly sideline of Pheasant Circle, 50 feet wide, said point being located the two following dimensions from the terminus of an arc of a circle, having a radius of 25 feet, connecting said sideline with the Southwesterly sideline of Hoffman Road, as widened to 30 feet from its centerline: (1) along said sideline of Pheasant Circle South 66 degrees, 12 minutes, 14 seconds West, 2.03 feet to a point of curvature; (2) along the arc of a circle curving to a left, having a radius of 244.43 feet, the arc distance of 145.07 feet to the place of beginning; thence continuing along said sideline of Pheasant Circle the two following dimensions: (1) along the arc of circle, curving to the left, having a radius of 244.43 feet, the arc distance of 63.96 feet to a point of tangency; (2) South 17 degrees, 12 minutes, 14 seconds West, 127.65 feet to a point in line of Lot 10; thence extending along said lot North 72 degrees, 47 minutes, 46 seconds West, 244.24 feet to a point in line of lands of Leroy Moser; thence extending along said lands North 34 degrees, 53 minutes, 5 seconds East, 250 feet to a point in line of Lot 8; thence extending along said lot South 57 degrees, 48 minutes, 9 seconds East, 182.86 feet to the point and place of beginning.

CONTAINING 1.045 acres of land, more or less, known as Lot 9.

TITLE TO SAID PREMISES IS VESTED IN Brian W. Horrocks and Stacey Horrocks, h/w, by Deed from Kent D. Wenner and Bonnie R. Wenner, h/w, dated 05/15/2002, recorded 05/28/2002 in Book 5409, Page 1993.

Parcel Number: 32-00-05123-24-5.

Location of property: 107 Pheasant Circle, Barto, PA 19504-9341.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian W. Horrocks and Stacey Horrocks** at the suit of Branch Banking and Trust Company. Debts: \$193,897.33.

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

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

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

## 14-09398

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a recent survey, as follows, to wit:

BEGINNING at a point in the center line of Sharpless Road at the distance of 339.45 feet from the point of intersection of the center line of the said road with the line dividing the Counties of Montgomery and Philadelphia; thence North 43 degrees, 48 minutes West leaving the said Sharpless Road and along land now or late of E. Clarence Miller 228.80 feet to a point; thence North 46 degrees, 12 minutes East still along the same 86.00 feet to a point; thence South 43 degrees, 48 minutes East along the same and land now or late of J.M. Holmes 247.47 feet to a point in the center line of Sharpless Road aforesaid; thence along the center line and curving to the Southwest with a radius of 741.90 feet a distance of 88.06 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Burns, Jr., by Deed from Peter A. Puchek and Sherry M. Puchek, h/w, dated 07/27/2007, recorded 09/10/2007 in Book 5663, Page 2436.

Parcel Number: 31-00-24448-00-1.

Location of property: 7304 Sharpless Road, Elkins Park, PA 19027-3041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Burns, Jr.** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC. Debts: \$427,705.74.

**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.

## 14-09638

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as (Forest Gardens) made by Damon and Foster, Civil Engineers, dated October 17, 1958, said plan recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-4, Page 91 and later revised May 28, 1959, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beech Street (66.00 feet wide) (not open), said point being the 2 following courses and distances from a point of curve on the Northwesterly side of Birch Drive on the arc of a circle curving to the left, having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Beech Street and; (2) North 49 degrees, 39 minutes West along the Southwesterly side of Beech Street, 184.50 feet to the point of beginning; thence extending from said point of beginning South 40 degrees, 21 minutes West partly through a party wall between these premises and premises adjoining to the Southeast 90.50 feet to a point on the Northeasterly side of a certain 15.00 feet wide driveway which extending Southeastwardly into Birch Drive and Northwestwardly connecting with another certain 15.00 feet wide driveway which extending Northeastwardly into Beech Street and Southwestwardly into Redwood Lane (50.00 feet wide); thence extending North 49 degrees, 39 minutes West along the Northeasterly side of the first above mentioned driveway 26.50 feet to a point; thence extending

North 40 degrees, 21 minutes East, 90.50 feet to a point; thence extending North 40 degrees, 21 minutes East, 90.50 feet to a point on the Southwesterly side of Beech Street, aforesaid; thence extending South 49 degrees, 39 minutes East along the Southwesterly side of Beech Street 26.50 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways as and for passageways and watercourses at all times hereafter, forever, in common with the owners and occupiers of other lots of ground bounding thereon and entitled to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Arlene Ramsey, by Deed from Michael D. Profrock and Kathleen Profrock, dated 08/27/1999, recorded 09/08/1999 in Book 5287, Page 476.

Parcel Number: 13-00-04520-00-3.

Location of property: 1318 West Beech Street a/k/a 1318 Beech Street, Norristown, PA 19401-3606.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arlene Ramsey** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-he1, Asset-Backed Pass-Through Certificates, Series 2006-he1. Debt: \$297,594.37.

**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.

#### 14-09752

ALL THAT CERTAIN lot or parcel of land, with the dwelling unit thereon erected, situate in Village Green Estates, **Douglass Township**, Montgomery County, Pennsylvania, designated as Unit No. 502, on a certain Plan of Subdivision, prepared for Gambone Brothers Development Company, Inc. as recorded in the Office of the Recorder of Deeds for Montgomery County in Plan Book A-48, Page 464.

CONTAINING in frontage or breadth on a course bearing South 89 degrees, 25 minutes, 00 seconds West, 20.00 feet and extending of that width in length or depth, Southeastwardly between parallel lines at right angles thereto 100.00 feet.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration, dated August 10, 1987 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4847, Page 1173 &c and any amendments to said Declaration as the same may be duly adopted from time to time.

THE GRANTEE for and on behalf of the Grantee, his heirs, personal representatives, successors and assigns by acceptance and recordation of this Indenture acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto; the foregoing rules and regulations promulgated thereunder, acknowledge that each and every provision thereof is essential to the successful operation and management of Village Green Estates and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree as a covenant running with the land, to abide by each and every provision Declaration, as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Raymond Becky, by Deed from Robert L. Zackowski and Cynthia A. Zackowski, h/w, dated 09/15/2004, recorded 10/01/2004 in Book 5527, Page 1651.

Parcel Number: 32-00-00423-03-1.

Location of property: 502 Village Green Drive a/k/a 502 Village Green, Gilbertsville, PA 19525-9502.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond Becky** at the suit of Flagstar Bank, FSB. Debt: \$101,263.46.

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

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

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

#### 14-09769

ALL THAT CERTAIN messuage and lot or piece of land, situate in the Southwesterly side of James Street in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania at the distance of one hundred twenty-nine feet Southeasterly of the Southeasterly sides of Astor Street.

CONTAINING in front breadth Southeasterly on the said side of James Street, nineteen feet and extending of that width in length or depth Southwestwardly between parallel lines (the Southeasterly one of which passes through the middle of the partition wall separating the house hereon from the one adjoining to the Southeast at right angles to the said James Street, one hundred sixty-five and eight-tenths feet.)

TITLE TO SAID PREMISES IS VESTED IN Hommad El Asri, by Deed from Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., dated 08/28/2007, recorded 09/13/2007 in Book 5664, Page 1832.

Parcel Number: 13-00-17272-00-4.

Location of property: 334 James Street, Norristown, PA 19401-3223.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hommad El Asri a/k/a Hommad El Asri** at the suit of Wells Fargo Bank, N.A. Debt: \$112,764.30.

**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.

## 14-10087

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, (marked on a certain plan of the Orlando Land and Improvement Company, being known and designated as Lot No. 140 and the Northeasterly one-half of Lot No. 138 in Section No. 8) on the Southeast side of Apel Avenue at the distance of 275 feet Northeast from the Northeast side of Orlando Avenue.

CONTAINING in front or breadth on the said Apel Avenue 75 feet and extending of that width in length or depth Southeast between lines parallel with the said Orlando Avenue 200 feet.

TITLE TO SAID PREMISES IS VESTED IN Dennis E. Allen, by Deed from James L. Lovall and Barbara Lovall, dated 04/12/2000, recorded 07/06/2000 in Book 5322, Page 702.

Parcel Number: 54-00-00580-00-5.

Location of property: 218 Apel Avenue, Oreland, PA 19075-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis E. Allen a/k/a Dennis Allen** 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: \$50,014.47.

**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.

## 14-10141

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 437 and 438 in a certain plan of lots known as The Plan of Willow Grove Heights, which said plan is recorded at Norristown in the Office for the Recording of Deeds in and for said County of Montgomery in Deed Book No. 380, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Highland Avenue at the distance of two hundred feet Northeastwardly from the Northeasterly side of Lammott Avenue having a front on said Highland Avenue fifty feet and extending of that width in a Northwestwardly direction one hundred ten and fifty eight one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Durwin Godwin, Jr. by Deed from Patrylak Homes Limited, dated 05/16/2008, recorded 05/23/2008 in Book 5693, Page 2167.

Parcel Number: 30-00-28532-00-4.

Location of property: 1636 High Avenue, Willow Grove, PA 19090-4533.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Durwin Godwin, Jr.** 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: \$211,552.75.

**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.

## 14-10287

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, PA, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on 3/23/1953, as follows, to wit:

BEGINNING at a point on the Southeast side of Shoemaker Road (50 feet wide) which point is measured North 39 degrees, 17 minutes, 20 seconds East, 290 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point on the Northeast side of Brentwood Road (40 feet wide); thence extending along the Southeast side of Shoemaker Road North 39 degrees, 17 minutes, 20 seconds East, 75 feet to a point; thence extending South 50 degrees, 42 minutes, 40 seconds East, 158.85 feet to a point; thence extending South 38 degrees, 49 minutes, 10 seconds West, 75 feet to a point; thence extending North 50, degrees 42 minutes, 40 seconds West, 159.46 feet to a point on the Southeast side of Shoemaker Road, the first mentioned point and place of beginning.

BEING known as Lot #179 Shoemaker Road.

TITLE TO SAID PREMISES IS VESTED IN Charles W. Bashev by Deed from David Vitabile and Marni Nutkowski a/k/a Marni Notkowitz, dated July 17, 2008 and recorded August 7, 2008 in Deed Book 5703, Page 992.

Parcel Number: 30-00-62512-00-8, Block 8, Unit 123.

Location of property: 1427 Shoemaker Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles W. Bashev** at the suit of Weichert Financial Services. Debt: \$281,418.11.

**Marc S. Weisberg**, Attorney.

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

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

## 14-10314

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, and described according to a Plan of Property of "Whitemarsh Downs Inc., Section 3" made by George B. Mebus, Inc., Engineers, dated November 16, 1955, as follows, to wit:

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

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

UNDER AND SUBJECT to restrictions which, may now be of record.

TITLE TO SAID PREMISES IS VESTED IN Adrienne Kane and Harold G. Kane by Deed from Samuel J. Makower and Judith Makower, husband and wife, dated July 29, 1985 and recorded August 5, 1985 in Deed Book 4774, Page 931. Parcel Number: 31-00-29464-007.

Location of property: 1492 Wistar Drive, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Adrienne Kane and Harold G. Kane** at the suit of Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset-Backed Pass-Through Certificates. Debt: \$387,111.14.

**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.

## 14-10508

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania and being No. 48 West 5th Street bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South line of 5th Street at a distance of four hundred ninety-eight feet, six inches Westward from the Southwest corner of 5th and Johnson Streets; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley; thence by the same Westwardly twenty feet, nine inches to land now or late of Mark E. Runkle; thence by the same Northwardly continuing through the center or middle of the partition or division wall of the hereby granted brick messuage and other brick messuage adjoining on the West one hundred forty feet to 5th Street aforesaid; thence by the South line of 5th Street Eastwardly twenty feet, nine inches to the place of beginning.

Parcel Number: 16-00-09424-00-1.

Location of property: 48 West 5th Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Allen Schaeffer** at the suit of Diamond Credit Union. Debt: \$103,787.49.

**Philip G. Curtin**, 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.

## 14-10749

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, Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots Nos. 872, 873 and 874 on Plan of Roslyn Park, Section I, made by George E. Mebus, Registered Professional Engineer, Glenside, PA, dated 4/28/1948, as follows, to wit:

BEGINNING at a point in the centerline of Brookdale Avenue (40 feet wide) said point being 280 feet measured Northwestwardly along the said centerline of Brookdale Avenue from its intersection with the centerline of Norwood Avenue (40 feet wide) and the centerline of Colonial Avenue; thence extending along the centerline of Brookdale Avenue, North 89 degrees, 21 minutes, 3 seconds West, 60.00 feet to a point; thence extending North 00 degrees, 38 minutes, 57 seconds East, 175.83 feet to a point; thence extending South 84 degrees, 27 minutes, 7 seconds East, 60.33 feet to a point; thence extending South 00 degrees, 38 minutes, 57 seconds West, 182.33 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward Salloum by Deed dated 12/29/2011 and recorded 01/03/2012 in Montgomery County Deed Book 5823, Page 2550, granted and conveyed unto James J. Knapp.

Parcel Number: 30-00-05528-00-4.

Location of property: 2523 Brookdale Avenue, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **James J. Knapp** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$259,720.73 (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.

14-10751

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Winding Creek" Subdivision Section "C" prepared for John Gambone of Gambone Brothers Development Company by Warren F. Gift, Registered Surveyor of Newbold Engineering Company, dated November 12, 1974, recorded in the Recorder's Office of Montgomery County at Norristown, Pennsylvania in Plan Book A-24, Page 63, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wren Road (50.00 feet wide), a corner of Lot No. 59 as shown on said plan, which point is measured the 3 following courses and distances along the said Northeasterly side of Wren Road from its point of intersection with the Northwesterly side of Lark Lane (50.00 feet wide), viz: (1) extending North 16 degrees, 52 minutes, 30 seconds West, the distance of 612.86 feet to a point of curve; (2) thence extending on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc length of 41.87 feet to a point of tangent; and (3) thence extending North 30 degrees, 35 minutes, 10 seconds West, the distance of 65.94 feet to the point of beginning; thence extending from said point of beginning North 30 degrees, 35 minutes, 10 seconds West, along the said side of Wren Road, the distance of 100.00 feet to a point, a corner in line of lands now or late of Moser, as shown on said plan; thence extending along said lands, the 2 following courses and distances, viz: (1) extending North 59 degrees, 24 minutes, 50 seconds East, the distance of 145.81 feet to a point, a corner; and (2) thence extending South 31 degrees, 57 minutes, 30 seconds East, the distance of 110.00 feet to a point, a corner of Lot No. 59 aforesaid; thence extending South 63 degrees, 15 minutes, 30 seconds West, along Lot No. 59, the distance of 148.78 feet to a point on the said Northeasterly side of Wren Road, being the first mentioned point and place of beginning.

BEING Lot No. 58 as shown on the above mentioned plan.

BEING the same premises which Lawrence A. Williams, Jr. and Judith A. Williams, by Deed dated May 8, 2012 and recorded June 25, 2012 in Montgomery County Deed Book 5839, Page 584, granted and conveyed unto Lorette Russo and Lawrence A. Williams, III.

Parcel Number: 32-00-07876-00-3.

Location of property: 2 Wren Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Lorette Russo and Lawrence A. Williams, III** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$243,762.35 (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.

14-10761

ALL THAT CERTAIN messuage and tract of land, situate in the Village of Spring Mount, **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in line of land now or late of Frank Fulmer: thence along land of said Frank Fulmer; North sixty-six degrees, fifteen minutes East, one hundred nine and thirty-three hundredths feet to a point, a corner in the aforesaid lands now or late of Frank Fulmer; thence along the same, North seventy-one degrees, twenty-three minutes East, forty-seven and forty-seven hundredths feet to a point, a corner in a private road leading to the said Elwood W. Fulmer; thence along the said private road, South five degrees, twenty-five minutes East, one hundred forty-three and seventy-four hundredths feet to a point, a corner in line with land now or late of Elwood W. Fulmer; thence along land now or late of Joseph Capozla, South eighty-four degrees, twenty-four minutes, West one hundred thirteen and forty-eight hundredths feet to a point, a corner in line of land now or late of said Joseph Capozla; thence along land now or late of said Joseph Capozla, North twenty-six degrees, ten minutes West, one hundred five and six-tenths feet to the place of beginning.

CONTAINING twenty-eight thousand square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Rosena Wilde by Deed from Michael D. Levengood and Rose Ann Levengood, dated March 23, 1973 and recorded March 27, 1973 in Deed Book 3837, Page 148.

Parcel Number: 38-00-01915-00-9.

Location of property: 28 Evergreen Lane, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rosena Wilde** at the suit of OneWest Bank, N.A. Debt: \$158,693.74.

**Marc S. Weisberg**, Attorney.

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

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

## 14-10817

ALL THOSE CERTAIN lots or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances.

SITUATE in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being Lots #267, 268 and part of 269 on a plan known as Schulls Plan of Grandview Heights, which plan is recorded at Norristown, in Deed Book 690, Page 504, bounded and described together as one lot according thereof, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Grant Avenue (40 feet wide) at the distance of 387.02 feet Southeastwardly side of Lincoln Avenue (40 feet wide); thence extending through Lot 269, North 75 degrees, 9 minutes East, 103.84 feet to a point in the rear of Lot 68 on said plan; thence extending through Lot 269, North 75 degrees, 9 minutes East, 103.84 feet to a point in the rear of Lot 68 on said plan; thence extending Southeasterly along the rear lines of Lots 68, 67, and 66, 57.16 feet to a point in line of Lot 266; thence extending along the said lot South 75 degrees, 9 minutes West, 119.35 feet to a point on the said side of Grant Avenue; thence extending along the same, North 15 degrees, 55 minutes West, 55 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Jennifer A. Kastenhuber by Deed from Beth Ann Arthmire dated May 16, 2008 and recorded May 21, 2008 in Deed Book 5693, Page 01074.

Parcel Number: 59-00-08557-00-6.

Location of property: 517 Grant Avenue, Willow Grove, PA 19090-2631.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer A. Kastenhuber** at the suit of Wells Fargo Bank, N.A. Debt: \$207,366.19.

**Carol A. DiPrinzo**, 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.

## 14-10945

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsbury Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision Phase III Record Plan prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 04/13/2001 and recorded in Plan Book A-60, Page 178, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Seminary Street (50 feet wide) and a corner of Lot No. 119 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along said Lot No. 119 South 67 degrees, 28 minutes, 58 seconds West, 130.72 feet to a point in line of Lot No. 109; thence extending along Lot No. 109, North 22 degrees, 31 minutes, 02 seconds West, 40.50 feet to a point, a corner of Lot No. 117; thence extending along Lot No. 117, North 67 degrees, 28 minutes, 58 seconds East, 130.72 feet to a point on the Southwesterly side of Seminary Street, South 22 degrees, 31 minutes, 02 seconds East, 40.50 feet to a point, a corner of Lot No. 119, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 118 as shown on the above mentioned plan.

BEING the same premises which John J. Granahan, Jr. and Evelyn Granahan, husband and wife, by Deed dated August 25, 2005 and recorded in the Montgomery County Recorder of Deeds Office on September 12, 2005 in Deed Book 5570, Page 1077, granted and conveyed unto Douglas G. Cummings and Kathleen Cummings.

Parcel Number: 15-00-02462-96-1.

Location of property: 717 Seminary Street, Pennsbury, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Douglas G. Cummings and Kathleen Cummings** at the suit of Nationstar Mortgage, LLC. Debt: \$188,995.99.

**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.

## 14-10976

ALL THAT CERTAIN brick messuage, being No. 503 Main Street, and lot or piece of land, situate at the Northeast corner of Fifth and Main Streets in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, said lot being bounded on the North by other lands of Alfred S. Schantz, on the East by Hickory Alley, on the South by Fifth Street.

CONTAINING in front along said Main Street forty-eight feet, one inch and extending of that width East to Hickory Alley, a distance of two hundred forty-seven feet more or less.

BEING the same premises which David H. Longwell and Debbie Longwell, husband and wife, by Indenture dated September 21, 2001 and recorded October 15, 2001 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5880, Page 1428 granted and conveyed to Scott J. Herbst and Christine A. Herbst husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Scott J. Herbst and Christine A. Herbst, h/w, by Deed from David H. Longwell and Debbie Longwell, h/w, dated 09/21/2001, recorded 10/15/2001 in Book 5380, Page 1428.

Parcel Number: 06-00-02228-00-7.

Location of property: 503 Main Street, East Greenville, PA 18041-1340.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott J. Herbst and Christine A. Herbst** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$102,921.17.

**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.

14-10977

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain survey and plan thereof made for P.J. Lawler, by M.R. Yerkes, C.S. Bryn Mawr, Pennsylvania on June 14, 1928 and revised April 1, 1929, as follows, to wit:

BEGINNING at a point in the title line in the bed of Cornell Road (50 feet wide) at the distance of 370.38 feet measured Northeastwardly along the said title line of Cornell Road from its intersection with the center line of Conshohocken State Road (50 feet wide).

CONTAINING in front or breadth North 44 degrees, 41 minutes, 30 seconds East along the said title line in the bed of Cornell Road 40 feet and extending of that width in length or depth North 45 degrees, 18 minutes, 30 seconds West, between parallel lines at right angles to said Cornell Road, 112.50 feet, the Southwesterly line passing through the party wall between these premises and the premises adjoining to the Southwest for the Northeasterly line thereof passing through the center of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the Northeast and also through the center of the partition wall of the garage erected on these premises and the garage erected on the premises adjoining to the Northeast.

BEING Lot No. 6, Block A.

TOGETHER with the free and common use, liberty and privilege of the above mentioned driveway as and for a means of egress, ingress and regress at all times hereafter forever.

BEING the same premises which David I. Pedowitz and Mania G. Pedowitz, by Deed dated 6/7/2007 and recorded 7/25/2007 in Montgomery County in Deed Book 5657, Page 278 granted and conveyed unto Dorian L. Harris.

Parcel Number: 40-00-12492-00-5.

Location of property: 21 Cornell Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dorian L. Harris and The United States of America** at the suit of JP Morgan Chase Bank, National Association. Debt: \$311,855.99.

**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.

14-11442

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, with the buildings and improvements thereon erected, described according to a survey thereof made by Haggerts, Boucher and Hagan, Inc., Engineers of Glenside, PA, as follows, to wit:

BEGINNING at a point in the center line of Sycamore Avenue (fifty feet wide) at the distance of two hundred thirty-seven and fifty-eight one-hundredths (237.58') feet measured Northeastwardly from the intersection which the said center line of Sycamore Avenue makes with the original center line of Cheltenham Avenue (thirty-three feet wide), said center line being the line dividing the County of Philadelphia and the County of Montgomery; thence along the said center line of Sycamore Avenue North forty-one degrees, twenty-one minutes East, fifty-two and thirty-three one-hundredths (52.33') feet to a point; thence along land now or late of Mary Ganley, of which this was a part, South forty-eight degrees, thirty-nine minutes East passing over a stone set on the Southeasterly side of Sycamore Avenue two hundred sixteen and fifteen one-hundredths (216.15') feet to a point; thence along land adjoining of the Southeast South forty-one degrees, twenty-one minutes West, fifty-two and thirty-three one-hundredths (52.33') feet to a point; thence along land now or late of James Corr and Daniel McGrath North forty-eight degrees, thirty-nine minutes West, two hundred sixteen and fifteen one-hundredths (216.15') feet to the place of beginning.

BEING the same premises which Dorothy M. Fripps by Deed dated September 27, 2007 and recorded October 21, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Book 05530, Page 0135, granted and conveyed unto Dorothy M. Fripps and Kyle Fripps, mother and son.

Parcel Number: 31-00-25795-00-4.

Location of property: 7315 Sycamore Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Dorothy M. Fripps a/k/a Dorothy Fripps and Kyle Fripps** at the suit of Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$128,137.28.

**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.

## 14-11450

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 re-subdivision made by John Lynch Estate made by John T. Aston, Registered Surveyor, Boyertown, PA dated 10/16/1979 and last revised 1/16/1980, as follows, to wit:

BEGINNING at a point in the title line in the bed of Paper Mill Road (ultimate width 60 feet wide) a corner of Lot No. 1 on said plan; thence extending from said point of beginning along the title line in the bed of Paper Mill Road South 47 degrees, 30 minutes, 40 seconds East, 50 feet to a point a corner of Lot No. 3 on said plan; thence extending along said Lot No. 3 the three (3) following courses and distances, viz: (1) South 36 degrees, 36 minutes, 30 seconds West, 360 feet to an iron pin; (2) North 89 degrees, 21 minutes, 12 seconds West, 264.08 feet to an iron pin; and (3) South 36 degrees, 36 minutes, 30 seconds West, 111.13 feet to a point, a corner in line of land now or late of Viola Deihl; thence extending along said land North 53 degrees, 15 minutes, 50 seconds West, 264 feet to a point, a corner; thence extending North 36 degrees, 36 minutes, 30 seconds East, 169.43 feet to a point, a corner of Lot No. 1 on said plan; thence extending along said lot the three (3) following courses and distance, viz: (1) South 53 degrees, 15 minutes, 50 seconds East, 260 feet to an iron pin; (2) South 89 degrees, 21 minutes, 12 seconds East, 207.58 feet to an iron pin; and (3) North 36 degrees, 36 minutes, 30 seconds East, 340 feet to the last mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Kimberly Yerger, now known as Kimberly A. Heffner and Gary E. Heffner, wife and husband by Deed dated 08-31-1999 and recorded 09-21-1999 in Montgomery County in Deed Book 5288, Page 2215 conveyed unto Steven T. Ateek, in fee.

Parcel Number: 32-00-05105-81-2.

Location of property: 172 Paper Mill Road, Barto, PA 19504.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Steven T. Ateek** at the suit of Green Tree Servicing, LLC. Debt: \$137,884.70.

**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.

## 14-11676

ALL THAT CERTAIN messuage and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being No. 525 West Lafayette Street, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Lafayette Street at the distance of 224.63 feet Northwestwardly from the Westerly side of Chain Street, a corner of this and land of William C. Anderson; thence along the same the line passing through the middle of the partition wall of the house on this and the house on said Anderson's adjoining land Northeastwardly 115 feet to a point in a line of Charles D. McAvoy's land; thence extending along said land parallel with said Lafayette Street Northwestwardly 18.58 feet to a point a corner of this and other land now or late of the said Rinehart P. March; thence extending along the same parallel with the first course Southwestwardly 115 feet to Lafayette Street aforesaid; thence along the Northeasterly side thereof Southeastwardly 18.58 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeremy F. Donovan and Kirsten Donovan, by Deed from Elsie M. Jagers, widow, dated 01/23/2006, recorded 01/30/2006 in Book 5588, Page 1593.

Parcel Number: 13-00-19880-00-6, Map #13105 036.

Location of property: 525 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeremy F. Donovan and Kirsten Donovan** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$70,088.44 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.

## 14-12147

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a site plan made for Whitpain Hills, Home Owners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number 4 East Side Drive.

BEING Unit Number 12 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as 'Skippack Pike' said centerline of said right-of-way is measured the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skippack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the centerline of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Frances P. Knox, by Deed from Luigi Palatano and Mary Jane Palatano, dated 12/23/2008, recorded 12/31/2008 in Book 5718, Page 1385.

Parcel Number: 66-00-06406-96-2 .

Location of property: 412 Whitpain Hills, Blue Bell, PA 19422-1346.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frances P. Knox** at the suit of PHH Mortgage Corporation. Debt: \$71,589.77.

**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.

#### 14-16656

ALL THAT CERTAIN lot or place of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for G B S Realty, Inc. by Urwiler & Walter, Inc., dated October 5, 1973, last revised August 28, 1974, 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 80, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sandra Lane (50 feet wide) said point being measured the seven following courses and distances along the said Northwesterly side of Sandra Lane from a point of tangent on same, said point of tangent being at the arc distance of 39.27 feet measured on the arc of a curve, curving to right, having a radius of 25 feet from a point of curve on the Southwesterly side of Germantown Pike (originally 50 feet wide), but since widened at this point to a width of 75 feet by the addition of 25 feet on the Southwesterly side of said centerline thereof, as shown on said plan, viz: (1) extending South 27 degrees, 42 minutes, 24 seconds West, the distance of 338.26 feet to a point of curve; (2) thence extending on the arc of a curve, curving to the right, having a radius of 275 feet, the arc distance of 137.19 feet to a point of tangent; (3) thence extending South 66 degrees, 42 minutes, 24 seconds West, the distance of 111.42 feet to a point of curve; (4) thence extending on the arc of a curve, curving to the left, having a radius of 825 feet, the arc distance of 346.16 feet to a point of tangent; (5) thence extending South 42 degrees, 40 minutes West, the distance of 396.79 feet to a point of curve; (6) thence extending on the arc of a curve, curving to the right having a radius of 275 feet the arc distance of 69.60 feet to a point of tangent; (7) thence extending South 57 degrees, 10 minutes West, the distance of 35.47 feet to the point of beginning; thence extending from said point of beginning South 57 degrees, West along the said of Sandra Lane, the distance of 20.66 feet to a point, a corner of Lot No. 45 as shown on said plan; thence extending North 47 degrees, 20 minutes West, along Lot No. 45, also extending through the party wall of premises with the premises adjoining to the Southwest, as shown on said plan, the distance of 136.37 feet to a point, a corner in line of lands now or late of Henry Cresswell, as shown on said plan; thence extending North 46 degrees, 36 minutes, 26 seconds East, along said land the distance of 20.05 feet to a point a corner of Lot No. 46, as shown on said plan; thence extending South 47 degrees, 20 minutes East, along Lot No. 46, as shown on said plan; thence extending South 47 degrees, 20 minutes East, along Lot No. 46, also extending through the party wall of these premises with the premises adjoining to the Northeast, as shown on the said plan, the distance of 140.16 feet to a point on the said Northwesterly side of Sandra Lane, being the first mentioned point and place of beginning.

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

BEING the same premises which Robert Glinecke and Nancy Glinecke, husband and wife by Deed dated February 25, 1999 and recorded March 15, 1999 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5263, Page 922, granted and conveyed unto Michael Paone and Lisa Paone, husband and wife, as Tenants by the Entireties.

Parcel Number: 33-00-07575-17-7 .

Location of property: 748 Sandra Lane, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Paone and Lisa Paone** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset-Backed Notes, Series 2006-3. Debt: \$185,223.42.

**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.

#### 14-16660

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan made July 26, 1948, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the middle line of the Game Farm Road, leading from Schwenksville to Limerick, a corner of this and land of Hasting Dise; thence in and through the middle of said Game Farm Road, North 74 degrees, 15 minutes West, 60.00 feet to an iron pin in a corner of land of Henry Miles Gay Moser, of which this was a part; thence by the same, North 14 degrees, 04 minutes, 20 seconds East, 264.05 feet to an iron pin, a corner of land of the Allan property; thence along the same, South 82 degrees, East 60.00 feet to an old iron pin, a corner of land of Hasting Dise; thence along the same, South 19 degrees, West 269.1 feet to the place of beginning.

CONTAINING 366 of an acre of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Peter M. Eberl, Individual by Deed from Douglas B. Jantzi dated 10/07/2005 recorded 10/20/2005 in Deed Book 5576, Page 0012.

Parcel Number: 37-00-04732-00-1.

Location of property: 198 Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Peter Eberl a/k/a Peter M. Eberl** at the suit of Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT2, Asset-Backed Certificates, Series 2007-OPT2. Debt: \$276,859.12.

**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.

14-16676

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Cheltenham Township**, County of Montgomery and Commonwealth of PA, described according to a survey and plan thereof entitled "Oak Lane Manor" Section 2, made by Franklin and Lindsey, Registered Professional Engineers, dated the 28th day of July, A.D. 1941 and last revised the 16th day of August A.D. 1941, as follows, to wit:

SITUATE on the Southeasterly side of Normandy Lane (50 feet wide) at the distance of 49.43 feet measured North 10 degrees, 58 minutes East from a point of curve which point of curve is at the distance of 21.67 feet measured on the arc of a circle curving to the right with a radius of 15 feet from a point of reverse curve on the Northeasterly side of Lanfair Road (50 feet wide); thence extending North 10 degrees, 58 minutes East along the said side of Normandy Lane 55 feet to a point; thence extending South 79 degrees, 2 minutes East, passing partly through a certain party driveway between these premises and the premises adjoining to the Northeast, 124.12 feet to point; thence extending South 6 degrees, 54 minutes West, 55.14 feet to a point; thence extending North 79 degrees, 2 minutes West, 128.02 feet to a point on the Southeasterly side of Normandy Lane, the first mentioned point and place of beginning.

RESERVING THEREFROM AND THEREOUT unto the owners tenants and occupiers of the premises adjoining to the Northeast the free and unobstructed use, right, liberty and privilege of entrance and exit into and from the said Normandy Lane of one or more private automobiles use exclusively for pleasure, but no commercial automobiles or other vehicle whatsoever, over and along the driveway as laid down, to and from the garages now erected or hereafter to be erected on each of said premises, in common with the owners, tenants and occupiers of the other premises herein described at all times hereafter forever, or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one half of the proper charges, costs and expenses of keeping said driveway in good order and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned and now laid out.

TOGETHER WITH the free and unobstructed use, right, liberty and privilege of entrance and exit into and from the said Normandy Lane of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicle whatsoever, over and along the driveway as laid down as above mentioned and set forth, in common with the owners, tenants and occupiers of the adjoining premises to the Northeast at all times hereafter forever, or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one half of the proper charges, costs and expenses of keeping said driveway in good order and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned and now laid out.

BEING the same premises which Brooks D. Hartford, by Deed dated January 23, 2001 and recorded March 21, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5353, Page 1853, granted and conveyed unto Maria C. Harper, as sole owner.

Parcel Number: 31-00-20647-00-4.

Location of property: 7413 Normandy Lane, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Maria C. Harper** at the suit of U.S. Bank, National Association, as Trustee for GSAMP Trust 2005-AHL2, Mortgage Pass-Through Certificates, Series 2005-AHL2, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$271,045.72.

**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.

14-16777

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania described according to a survey thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania on November 21, 1919 and recorded at Norristown, Pennsylvania in Deed Book No. 815, Page 600.

BEGINNING at a point in the middle line of Harrison Avenue (40 feet wide) at the distance of 620 feet Southwestward from the middle line of Woodrow Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Harrison Avenue 60 feet (each lot being 20 feet in front) and extending together of that width in length or depth Southeastward between lines at right angles to the said middle line of Harrison Avenue 140 feet.

BEING known and designated as Lots Numbered 717, 718 and 719 on the said survey.

BEING the same premises which John M. Rowe and Marie G. Rowe, husband and wife, by Indenture dated October 22, 1947 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 1871 and Page 253 &c, granted and conveyed unto William James McCoach, Jr. and Florence P. McCoach, husband and wife, in fee.

AND THE SAID William James McCoach, Jr. departed this life on 12/22/1971, whereby title to the above described premises vested in the said Florence P. McCoach, by operation of law.

AND THE SAID Florence P. McCoach, departed this life on 2/6/2003, leaving a Will dated 4/20/1984, duly proven and registered in the Office of the Register of Wills, in and for the County of Montgomery as of No. 46-03-1167, whereas said Testatrix appointed James W. McCoach, as Executor thereof, to whom Letters Testamentary were granted on 4/10/2003.

UNDER AND SUBJECT to certain conditions and restrictions of record in Deed Book No. 882, Page 61 and to a certain Right-of-Way Agreement bearing date September 13, 1921 and recorded in Deed Book No. 842, Page 455. Parcel Number: 30-00-27464-00-1.

Location of property: 635 Harrison Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Robert J. Prendergast and Nora Prendergast a/k/a Nora A. Prendergast** at the suit of First Niagara Bank, N.A. Debt: \$52,490.33.

**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.

#### 14-16929

ALL THAT CERTAIN unit designated as 364 Winding Way (the unit) being a unit in "Crooked Lane Crossing" a Condominium, located in **Upper Merion Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium, dated 4/30/1999 and recorded 5/13/1999 in the Office of the Recording of Deeds in and for Montgomery County, Pennsylvania in Deed Book 5271, Page 927, and a First Amendment thereto dated 3/20/2000 and recorded 5/4/2000 in Deed Book 5315, Page 1239, and Plats and Plans attached thereto as Exhibit "B". 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 amendments that maybe recorded from time to time. Being the same premises which Michael Pishock and Corinne Pishock by Deed dated 7/17/2002 and recorded 8/5/2005 in Montgomery County in Deed Book 5418 conveyed unto Robert Bowie and Rita Bowie, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joanne M. Williams by Deed from Rita Bowie dated 08/15/2006 recorded 09/08/2006 in Deed Book 5615, Page 2059.

Parcel Number: 58-00-02285-40-2.

Location of property: 364 Winding Way, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joanne M. Williams** at the suit of Bank of America, N.A. Debt: \$278,486.07.

**Amanda L. Rauer**, Attorney. I.D. #307028

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

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

#### 14-16976

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements to be erected thereon, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a Certain Plan of Property made for Dominic LaRosa, by Charles E. Shoemaker, Registered Professional Engineer, dated January 23, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Everett Avenue (38 feet wide) said point being at the distance of 374.00 feet measured North 52 degrees, 19 minutes West along the Southwesterly side of Everett Avenue from its point of intersection with the Northwesterly side of Church Street (40 feet wide).

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Everett Avenue 73.50 feet and extending of that width in length or depth Southwestwardly between parallel lines 122.04 feet.

BEING parts of Lots Numbers 162 and 163 on Plan of Lots in "Moreland Heights" as shown on the above mentioned plan.

BEING the same premises which Richard L. Pendleton, by Deed dated December 13, 2001 and recorded December 17, 2001 in Montgomery County in Deed Book 5389, Page 598 granted and conveyed unto Laura Pendleton and Eugene M. Joyce, in fee.

Divorce Proceedings as of CP-2008-39213: Eugene M. Joyce v. Laura Pendleton, a/k/a Laura Pendleton Joyce Complaint filed 12/29/2008. No Final Decree.

Parcel Number: 59-00-06607-00-3.

Location of property: 16 Everett Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Laura Pendleton and Eugene Joyce** at the suit of First Niagara Bank, N.A. Debt: \$100,810.50.

**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.

## 14-17268

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision prepared for Ralph Hunsberger by Urwiler and Walter Inc., Telford, PA, dated 2/17/1993, last revised 10/5/1993 and recorded at Norristown, Pennsylvania in Plan Book A-54, Page 379, as follows, to wit:

BEGINNING at an iron pin set on the ultimate right-of-way line of Garfield Avenue ( 44 feet wide) a corner of Lot 2 on said plan; thence extending from said beginning point, along the ultimate right-of-way line of Garfield Avenue North 54 degrees, 13 minutes, 45 seconds East, 83.74 feet to a point on the Southwesterly side of a 16 feet wide alley; thence along the Southwesterly side of said alley South 35 degrees, 50 minutes, 45 seconds East, 124.71 feet to an iron pin set, a corner of land now or late of Elizabeth E. Kaucher; thence extending along land now or late of Kaucher South 52 degrees, 30 minutes, 00 seconds West, 80.66 feet to an iron pin set, a corner of Lot 2 on said plan; thence along line of Lot 2 North 37 degrees, 15 minutes, 00 seconds West crossing the head of a 20 feet wide sanitary sewer easement area for use of Lot 1, 127.19 feet to an iron pin set on the ultimate right-of-way line of Garfield Avenue, the first mentioned point and place of beginning.

BEING lot 1 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN D. Brett Hendricks and Kathleen Hendricks (children), as Tenants by the Entireties by Deed from D. Brett Hendricks, Kathleen Hendricks, Donald B. Hendricks and Ruth Hendricks, husband and wife (parent and child) dated 05/14/2003 recorded 06/17/2003 in Deed Book 5460, Page 282.

Parcel Number: 21-00-00156-00-3.

Location of property: 122 West Garfield Avenue, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **D. Britt Hendricks a/k/a D. Brett Hendricks a/k/a D. Hendricks and Kathleen G. Hendricks a/k/a Kathleen Hendricks** at the suit of U.S. Bank, N.A., as Trustee for the Registered Holders of the Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC8. Deb: \$125,175.85 .

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

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

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

## 14-17524

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "Alpine Village" made for Berman Development Corporation by Bursich Associates, Consulting Engineers dated 5/13/1987 and last revised 11/2/1987 and recorded 11/12/1987 in Plan Book A-49, Page 55.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration or easement, conditions and restrictions by Alpine Village Homeowners Association dated 4/15/1988 recorded 5/12/1988 in Deed Book 4872, Page 2206 and an Amendment recorded in Deed Book 4894, Page 1245, and a Second Amendment recorded in Deed Book 4964, Page 403, and any amendments to the said Declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Dawn Wrenfrow, as sole owner by Deed from John Ritchie dated 05/25/2007 recorded 06/06/2007 in Deed Book 5649, Page 2547.

Parcel Number: 38-00-00001-27-4 .

Location of property: 6 Aspen Way, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dawn Wrenfrow** at the suit of PNC Bank, National Association. Deb: \$227,066.93.

**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.

## 14-17789

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania bounded and described according to a record plan (3 of 6) of Parcel A prepare for Yorkshire Bluebell Inc., made by Robert B. Blue, Consulting Engineers, P.C., dated 5/17/1994 last revised July 6, 1995, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-56, Page 252, as follows to wit:

BEGINNING at a point on the Southwardly side of Dewsbury Place (50 feet wide) at this point said point of beginning being point of corner of Lot #52 as shown on the above mentioned plan; thence extending from said point beginning along the said of Dewsbury Place South 64 degrees, 50 minutes, 37 seconds East, 12.75 feet to a point of curve on the Southwesterly side of a cul-de-sac of an irregular width at the terminus of Dewsbury Place; thence extending all the same the two following courses and distances: (1) on the arc and circle curving to the right, having a radius of 13.00 feet in the arc distance of 12.00 feet to a point of reverse curve on the same; thence extending the arc of a circle curving to the left

having a radius of 50.00 feet the arc distance of 12.73 feet to a point of corner of Lot #49 as shown in the above mentioned plan; thence extending along the aforesaid Lot 75 degrees, 09 minutes, 23 seconds West, 138.77 feet to a point; thence extending from said point North, 64 degrees, 15 minutes, 37 seconds West, 32.00 feet to a point of corner Lot #51 as shown in the above mentioned plan; thence extending along the aforesaid lot North 25 degrees, 09 minutes, 23 seconds East, 153.00 feet to the first mentioned point and place of beginning.

CONTAINING the area of 4790 square feet.

BEING Lot #50 as shown in the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Mary E. Jung, a/k/a Mary Jung, a/k/a Mary E. Yang, by Deed from Chan Ho lung and Mary E. Jung, formerly husband and wife, dated 12/26/2013, recorded 01/07/2014 in Book 5901, Page 00396.

Parcel Number: 66-00-01868-12-7.

Location of property: 394 Dewsbury Place, Blue Bell, PA 19422-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary E. Jung a/k/a Mary Jung a/k/a Mary E. Yang** at the suit of Nationstar Mortgage, LLC. Debt: \$534,661.47.

**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.

14-18709

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Final Plan of Section Seven Sheet 2 of 2 of Albidale made for Golden Gate Development Corporation, by Engineering and Planning Associates, Inc., Consulting Engineers, dated September 11, 1968 and last revised March 11, 1969, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, as Plan Book A-12, Page 75, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Barnswallow Lane (60 feet wide) said point being the four following courses and distances from a point of curve on the Northwesterly side of Thrush Lane (50 feet wide): (1) leaving Thrush Lane on the arc of a circle curving the left having a radius of 30.00 feet the arc distance of 47.12 feet to a point of tangent on the Southwesterly side of Barnswallow Lane; (2) North 17 degrees, 00 minutes, 00 seconds West along the Southwesterly side of Barnswallow Lane, 43.34 feet to a point of curve on the same; (3) Northwesterly still along the Southwesterly side of Barnswallow Lane on the arc of a circle curving to the left having a radius of 270.00 feet to the arc distance of 173.67 feet to a point of tangent; and (4) North 53 degrees, 51 minutes, 15 seconds West still along the Southwesterly side of Barnswallow Lane 900 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Barnswallow Lane 112.50 feet and extending of that which in length or depth Southwestwardly between parallel lines at right angles to Barnswallow Lane 142.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Eyal Aranya and Miri Aranya, as Tenants by the Entirety by Deed from Alvin I. Sotoloff and Laurette H. Sotoloff dated 08/17/2004 recorded 08/25/2004 in Deed Book 5523, Page 243.

Parcel Number: 41-00-00382-00-9.

Location of property: 970 Barnswallow Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eyal Aranya and Miri Aranya** at the suit of PNC Bank, National Association. Debt: \$426,336.07.

**Amanda L. Rauer**, Attorney. I.D. #307028

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

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

14-22874

DESCRIPTION of Tap Map Parcel #65-2-43, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, according to a plan entitled "Plan of Property" prepared for Joshua Hill, Inc. by Momencee-King Associates dated July 20, 1988.

BEGINNING at a point on the Northerly Street line of Joshua Road (33 feet wide) said point being the following two courses and distances measured from the, intersection of the Easterly street line of Cedar Grove Road (33 feet wide), and the Northerly street line of Joshua Road (33 feet wide): (1) North 53 degrees, 01 minutes, 00 seconds East, 726.98 feet; (2) North 53 degrees, 22 minutes, 00 seconds East, 816.82 feet, thence from said beginning point leaving said street line along the Westerly property line along lands now or formerly of the National Label Company North 33 degrees, 59 minutes, 00 seconds West, 425.74 feet to a point; thence North 36 degrees, 38 minutes, 00 seconds West, crossing a 30 foot sanitary sewer right-of-way, 40.00 feet to a point; thence along lands now or formerly of Whitemarsh Township North 33 degrees, 59 minutes, 00 seconds West, 282.05 feet to a monument in line of lands now or formerly of General State Authority; thence along the same the following three courses and distances: (1) North 57 degrees, 06 minutes, 00 seconds East, 182.47 feet to a point; (2) North 34 degrees, 29 minutes, 30 seconds West, 104.96 feet to a point; (3) North 54 degrees, 29 minutes, 20 seconds East, 489.23 feet to a monument in line of lands now or formerly of Harriett B. Kravitz; thence along the same South 23 degrees, 42 minutes, 40 seconds East, recrossing a 30 foot sanitary sewer right-of-way, 959.53 feet to a monument at a point of intersection with the Northerly street line of Joshua Road (33 feet wide); thence along the same South 65 degrees, 21 minutes, 20 seconds West, 504.38 feet to the first mentioned point and place of beginning.

CONTAINING eleven and six hundred and thirty-three thousandths acres (11.633 AC) more or less.

Parcel Number: 65-00-06406-00-9.

Location of property: 11.63 acres land, Northwest side of Joshua Road, Whitemarsh Township, Montgomery County, PA. The improvements thereon are: None.

Seized and taken in execution as the property of **Joshua Hill, Inc.** at the suit of Hillock Real Estate, LLC. Debt: \$1,366,006.00.

**Donald J. Weiss, 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 December 10, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Russell J. Bono, Sheriff

#### CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 23, 2014, by **Tectonic Management Group, Inc.**, a foreign corporation formed under the laws of the State of Colorado, where its principal office is located at 6695 West 48th Avenue, Wheat Ridge, CO 80033, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

#### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-24540

NOTICE IS HEREBY GIVEN that on July 9, 2014, the Petition of Angela Eschbach was filed in the above named Court, praying for a Decree to change her name to ANGELA ELIZABETH STEFFY.

The Court has fixed October 29, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Craig B. Bluestein, Esquire**

Montgomery County Public Defenders Office  
Montgomery County Courthouse, 2nd Floor  
P.O. Box 311  
Norristown, PA 19404-0311

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-24377

NOTICE IS HEREBY GIVEN that on August 26, 2014, the Petition of Joonho Moon was filed in the above named Court, praying for a Decree to change his name to KEVIN JOONHO MOON.

The Court has fixed November 5, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-25496

NOTICE IS HEREBY GIVEN that the Petition of Jose Nestor DeCardona was filed in the above named Court, praying for a Decree to change his name to JOSEPH ANDREW DeCARDONA.

The Court has fixed November 12, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Julia Morrow, Atty. for Petitioner**

**Friedman Schuman, P.C.**  
101 Greenwood Ave., 5th Fl.  
Jenkintown, PA 19046  
215-635-7200

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-25520

NOTICE IS HEREBY GIVEN that on September 10, 2014, the Petition of Natalie Ann O'Byrne was filed in the above named Court, praying for a Decree to change the name to BENJAMIN FREDERICK O'BYRNE.

The Court has fixed November 12, 2014, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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## CHARTER APPLICATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**99eggs, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Brian D. Gondek, Esquire**

21 West Third Street  
Media, PA 19063

**John Paul Management Co., Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Michael J. Clement, Esquire**

**Wisler Pearlstine, LLP**  
Blue Bell Executive Campus, Suite 110  
460 Norristown Road  
Blue Bell, PA 19422

**Matthew Balke Insurance Agency Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**My Little Redemption Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**SEEM Restaurant Corporation** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**The Kephas Group, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**William H. Cotter, Solicitor**

**Reger Rizzo & Darnall, LLP**  
2929 Arch St., 13th Fl.  
Philadelphia, PA 19104-2699

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## CHARTER APPLICATION NONPROFIT

*Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 21, 2014, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.*

The name of the corporation is: **John Shapiro Superheroes Foundation**

The corporation is organized and operated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Stradley Ronon Stevens & Young, LLP, Solicitors**  
30 Valley Stream Pkwy.  
Malvern, PA 19355-1481

**NuFITION Community and Youth Center, Inc.** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Joseph A. Malley, III, Esquire**  
15 East Second Street  
Media, PA 19063

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 5, 2014, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Planet Friendly Solutions, Inc.**

The purposes for which it was organized are: to create lasting solutions to ensure healthy populations of pollinators which ensures a firmer ecosystem and growth of agricultural crops.

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2014-24629

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE

**OneWest Bank N.A.,**  
Plaintiff

vs.

**Gary D. Krensel, Known Surviving Heir of Barbara Krensel, Deceased Real Owner and Mortgagor, Donna E. Braitman, Known Surviving Heir of Barbara Krensel, Deceased Real Owner and Mortgagor and Unknown Surviving Heirs of Barbara Krensel, Deceased Mortgagor and Real Owner,**  
Defendants

**TO:** Unknown Surviving Heirs of Barbara Krensel, Deceased Mortgagor and Real Owner

Premises subject to foreclosure: 106 Susan Drive Unit # 8, Elkins Park, Pennsylvania 19027.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**McCabe, Weisberg & Conway, P.C.**

**Attorneys for Plaintiff**

123 S. Broad St., Ste. 1400  
Phila., PA 19109  
215-790-1010

**PIZONKA, MCGRORY, REILLEY, BELLO & MCGRORY, P.C.**

**BY: JOHN F. WALKO, ESQUIRE**

**ATTORNEY I.D. NO. 206446**  
144 East DeKalb Pike, Suite 300  
King of Prussia, PA 19406  
610-992-1300

*Attorney for Plaintiff*

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-20529

**VIET VAN DIHN,**  
Plaintiff

vs.

**JING FU,**  
Defendant

#### NOTICE

Notice is hereby given that the above was named as defendant in a civil action instituted by plaintiff. This is an action to recover claims arising from a motor vehicle accident which occurred on July 24, 2012 in Upper Merion, Montgomery County, Pennsylvania.

If you wish to defend against the claims set forth in this action, you must take action within twenty (20) days after this notice is served, by entering a written appearance personally or by attorney, and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-09834

#### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**Wells Fargo Bank, National Association successor by merger to Wachovia Bank, National Association successor by merger to First Union National Bank, Plaintiff**

vs.

**The Unknown Heirs and/or Administrators of the Estate of Dmytro Macelak, Sr. et al.,**  
Defendant(s)

**TO:** The Unknown Heirs and/or Administrators of the Estate of Dmytro Macelak, Sr.

PRESENTLY OR FORMERLY of 663 Columbus Street, Bridgepoint, PA 19405. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 663 Columbus Street, Bridgepoint, PA 19405 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, National Association successor by merger to Wachovia Bank, National Association successor by merger to First Union National Bank. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. Section 1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Montgomery County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07042. Phone (908) 233-8500.

#### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff.

You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

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## DISSOLUTION

Notice is hereby given that the shareholders and directors of **Hankin Management, Inc.**, a Pennsylvania corporation, with an address of P.O. Box 26767, Elkins Park, PA 19027, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Unruh, Turner, Burke & Frees**  
P.O. Box 515  
West Chester, PA 19381-0515

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## ESTATE NOTICES

*Notice is hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

#### **BERNETT, ESTHER W. also known as**

#### **ESTHER BERNETT, dec'd.**

Late of Lower Merion Township.  
Executor: GARY BERNETT,  
Non Domiciliary Administratrix and Executrix:  
ROCHELLE HIRSCH,  
c/o David R. White, Jr., Esquire,  
1735 Market Street, Suite 600,  
Philadelphia, PA 19103.  
ATTORNEY: DAVID R. WHITE, JR.,  
FINEMAN KREKSTEIN & HARRIS, P.C.,  
BNY Mellon Center, Suite 600,  
1735 Market Street,  
Philadelphia, PA 19103

#### **CHAMBERS, ALICE L. also known as**

#### **MARY A. CHAMBERS, dec'd.**

Late of Upper Gwynedd Township.  
Executor: JOHN C. CHAMBERS, ESQUIRE,  
P.O. Box 793,  
Worcester, PA 19490-0793.  
ATTORNEY: JOHN C. CHAMBERS,  
P.O. Box 793,  
Worcester, PA 19490-0793

#### **DeVAUX, FRANK A., dec'd.**

Late of Whitpain Township.  
Executors: THOMAS J. BARNES AND  
ROBERT A. HOCHWALD,  
1494 Old York Road, Suite 200,  
Abington, PA 19001.  
ATTORNEY: THOMAS J. BARNES,  
EBGERT & BARNES, P.C.,  
1494 Old York Road, Suite 200,  
Abington, PA 19001

#### **DOAN, ROBERTA M. also known as**

#### **ROBERTA McKAIG DOAN and**

#### **ROBIN DOAN, dec'd.**

Late of Lower Merion Township.  
Executor: GILBERT E. DOAN, JR.,  
c/o Rachel Fitoussi, Esquire,  
62 West Princeton Road,  
Bala Cynwyd, PA 19004.

ATTORNEY: RACHEL FITOUSSI,  
62 West Princeton Road,  
Bala Cynwyd, PA 19004

#### **DRUMMER, ANNE M., dec'd.**

Late of Whitpain Township.

Executor: KENNETH K. DRUMMER,  
c/o Wendy F. Bleczinski, Esquire,  
661 Moore Road, Suite 105,  
King of Prussia, PA 19406.

ATTORNEY: WENDY F. BLECZINSKI,  
Valley Forge Square II, Suite 105,  
661 Moore Road,  
King of Prussia, PA 19406

#### **FERKO, KATHRYN A., dec'd.**

Late of Lower Merion Township.

Executrix: JULIANNE H. ROSE,  
c/o Jill R. Fowler, Esquire,  
100 Four Falls, Suite 300,

West Conshohocken, PA 19428.

ATTORNEY: JILL R. FOWLER,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428

#### **FORM, NATHAN, dec'd.**

Late of Lower Merion Township.

Executor: MURRAY GREENBURG,  
c/o David J. Kramer, Esquire,  
425 Commerce Drive, Suite 150,

Fort Washington, PA 19034-2727.

ATTORNEY: DAVID J. KRAMER,  
425 Commerce Drive, Suite 150,  
Fort Washington, PA 19034-2727

#### **GALLAGHER, MICHAEL J. also known as**

#### **MICHAEL GALLAGHER, dec'd.**

Late of Whitpain Township.

Executrix: CAROL F. MUSCARELLA,  
131 East Drive,  
Massapequa, NY 11758.

ATTORNEYS: KULZER & DiPADOVA,  
76 E. Euclid Avenue, Suite 300,  
Haddonfield, NJ 08033-2342

#### **GARDNER, MARY A., dec'd.**

Late of West Norriton Township.

Executor: MICHAEL I. GARDNER,  
c/o Thomas G. Wolpert, Esquire,  
527 Main Street,

Royersford, PA 19468.

ATTORNEY: THOMAS G. WOLPERT,  
WOLPERT SCHREIBER P.C.,  
527 Main Street,  
Royersford, PA 19468

#### **GORMAN, THEODORE WILLIAM also known as**

#### **THEODORE GORMAN, dec'd.**

Late of Borough of Lansdale.

Executor: KEITH GORMAN,  
717 Thatcher Lane,  
Hatfield, PA 19440.

**GUEST, CHARLES E. also known as  
CHARLES EDWARD GUEST, dec'd.**

Late of Lower Gwynedd Township.  
Executor: JOHN R. LUKE,  
c/o Charles G. Cheleden, Esquire.  
ATTORNEY: CHARLES G. CHELEDEN,  
21 A East Ashland Street,  
Doylestown, PA 18901

**HASLAM, WILLIAM J., dec'd.**

Late of Abington Township.  
Executor: FRANCIS J. HASLAM,  
1672 Ritter Road,  
Blue Bell, PA 19422.  
ATTORNEY: PAUL L. FELDMAN,  
FELDMAN & FELDMAN,  
820 Homestead Road,  
Jenkintown, PA 19046

**KEENEY, ANN, dec'd.**

Late of Whitemarsh Township.  
Administrator: MICHAEL J. KEENEY,  
c/o William C. Hussey, II, Esquire,  
1650 Market Street, Suite 1800,  
Philadelphia, PA 19103-7395.  
ATTORNEY: WILLIAM C. HUSSEY, II,  
WHITE and WILLIAMS LLP,  
One Liberty Place, Suite 1800,  
1650 Market Street,  
Philadelphia, PA 19103-7395

**KNIGHT, WILLIAM F. also known as  
WILLIAM KNIGHT, dec'd.**

Late of Whitemarsh Township.  
Executor: DAVID D. KRAVITT,  
c/o Marc L. Davidson, Esquire,  
290 King of Prussia Road, Suite 110,  
Radnor, PA 19087.  
ATTORNEY: MARC L. DAVIDSON,  
LAW OFFICES OF MARC L. DAVIDSON, LLC,  
Radnor Station Two, Suite 110,  
290 King of Prussia Road,  
Radnor, PA 19087

**KUCHUK, MARCIA J. also known as  
MARCIA KUCHUK, dec'd.**

Late of Abington Township.  
Executor: FRANK KARR,  
c/o Gary B. Freedman, Esquire,  
7909 Bustleton Avenue,  
Philadelphia, PA 19152.  
ATTORNEY: GARY B. FREEDMAN,  
FREEDMAN & GRINSHPUN, PC,  
7909 Bustleton Avenue,  
Philadelphia, PA 19152

**LINDLEY, GLADYS also known as  
GLADYS M. LINDLEY, dec'd.**

Late of Cheltenham Township.  
Executrix: SALLEE SUSAN LORD,  
c/o 807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: JEFFREY A. KROBERGER,  
McLAFFERTY & KROBERGER, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038

**MADDEN, MARY T., dec'd.**

Late of Upper Dublin Township.  
Administrator: CHARLES D. MADDEN,  
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

**MAILEY, ANNE F., dec'd.**

Late of Whitpain Township.  
Executrix: CHRISTINE M. CROTTY,  
c/o James F. Crotty, Esquire,  
P.O. Box 262,  
Blue Bell, PA 19422.  
ATTORNEY: JAMES F. CROTTY,  
P.O. Box 262,  
Blue Bell, PA 19422,  
215-643-2992

**MANOGUE, ROBERT S., dec'd.**

Late of Lower Merion Township.  
Executrix: MADELINE MANOGUE,  
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

**McANDREWS, ETHNE A., dec'd.**

Late of Borough of Hatboro.  
Executor: SEAN McANDREWS,  
c/o McLafferty & Kroberger, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLAFFERTY & KROBERGER, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038

**McCOACH JR., JOSEPH S. also known as  
JOSEPH SAMUEL McCOACH, JR., dec'd.**

Late of New Hanover Township.  
Co-Executors: JEFFREY L. McCOACH AND  
KAREN FLIECK,  
c/o Jack F. Wolf, Esquire,  
Wolf, Baldwin & Associates, PC,  
P.O. Box 444,  
Pottstown, PA 19464.

**MILLER, RICHARD NORMAN also known as  
RICHARD N. MILLER and  
RICHARD MILLER, dec'd.**

Late of Limerick Township.  
Executor: STEPHEN R. MILLER,  
8 Roberta Lane,  
Royersford, PA 19468.  
ATTORNEY: DAVID L. ALLEBACH, JR.,  
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.  
PICARDI.,  
1129 East High Street,  
P.O. Box 776,  
Pottstown, PA 19464-0776

**MILLER, SHIRLEY E. also known as  
SHIRLEY MILLER, dec'd.**

Late of Borough of Pottstown.  
Executrix: ROXANNE GRUBER,  
1610 Fairview Lane,  
Pottstown, PA 19464.  
ATTORNEY: SCOTT C. PAINTER,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**MOYER, DARWIN LAVERN also known as****DARWIN L. MOYER, dec'd.**

Late of Borough of East Greenville.  
Executor: TROY A. MOYER,  
132 Long Lane Road,  
Kutztown, PA 19530.

**MURPHY, GRACE C., dec'd.**

Late of Abington Township.  
Executrix: NANCY J. MURPHY,  
c/o Gerard A. Plourde, Esquire,  
3214 Midvale Avenue,  
Philadelphia, PA 19129.  
ATTORNEY: GERARD A. PLOURDE,  
3214 Midvale Avenue,  
Philadelphia, PA 19129

**NEWMAYER, EMMA JANE, dec'd.**

Late of Abington Township.  
Executor: DONALD D. NEWMAYER,  
4933 Millwood Road,  
San Diego, CA 92117.  
ATTORNEY: DAVID P. GRAU,  
911 N. Easton Road,  
P.O. Box 209,  
Willow Grove, PA 19090

**PFLEIGER, GLORIA W., dec'd.**

Late of Lower Providence Township.  
Executrix: LYNDA MONCUSO,  
2543 St. Victoria Dr.,  
Gilbertsville, PA 19525.

**SCHULTZ, AGNES C., dec'd.**

Late of Upper Moreland Township.  
Executor: RICHARD H. SCHULTZ,  
203 Three Mile Run Road,  
Sellersville, PA 18960.  
ATTORNEY: WILLIAM B. EAGAN,  
EAGAN & EAGAN LAW OFFICES,  
410 N. Easton Road,  
P.O. Box 459,  
Willow Grove, PA 19090-0459

**STEINER, ELIZABETH C., dec'd.**

Late of Borough of Lansdale.  
Executor: ROBERT J. STEINER,  
2300 Spinnerstown Road,  
Quakertown, PA 18951.  
ATTORNEY: ERIC W. HOPKINS,  
114 North Main Street,  
Doylestown, PA 18901

**VOLZ, EUGENE F., dec'd.**

Late of Upper Moreland Township.  
Executrix: SHEILAGH VOLZ,  
c/o Richard Danese, Jr., Esquire,  
Two North State Street,  
Newtown, PA 18940.  
ATTORNEY: RICHARD DANESE, JR.,  
STUCKERT & YATES,  
Two North State Street,  
Newtown, PA 18940

**Second Publication****ADAMSKI, GLADYS M. also known as****GLADYS ADAMSKI, dec'd.**

Late of Borough of Pottstown.  
Administrator CTA: MICHAEL G. ADAMSKI,  
215 Wilson Street,  
Pottstown, PA 19464.  
ATTORNEY: RICHARD D. LINDERMAN,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**ARCE, A. ANTHONY also known as****A. ANTONIO ARCE, dec'd.**

Late of Cheltenham Township.  
Executor: JAMES BELK,  
c/o Jonathan D. Sokoloff, Esquire,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103.  
ATTORNEY: JONATHAN D. SOKOLOFF,  
DIAMOND, POLSKY & BAUER, P.C.,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103

**BECKER-PIGNOLI, JOAN ARLENE also known as****JOAN BECKER PIGNOLI, dec'd.**

Late of West Norriton Township.  
Executor: STEPHEN BECKER,  
2547 General Forst Drive,  
Colmar, PA 18915.

**BESHERWOR, CLARA also known as**

CLARA R. BESHERWOR,  
CLARA KOSS BESHERWOR and  
CLARA R. KOSS BESHERWOR, dec'd.  
Late of West Pottsgrove Township.  
Executor: TIMOTHY A. KOSS,  
2035 Kepler Road,  
Pottstown, PA 19464.  
ATTORNEY: KATHLEEN M. MARTIN,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**BLATT, WILLIAM C. also known as****WILLIAM C. BLATT, JR., dec'd.**

Late of Limerick Township.  
Executor: JANET M. WATT,  
c/o Douglas L. Kaune, Esquire,  
Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street,  
P.O. Box 289,  
Phoenixville, PA 19460.

ATTORNEY: DOUGLAS L. KAUNE,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street,  
P.O. Box 289,  
Phoenixville, PA 19460

**CLARK, TROY THOMAS, dec'd.**

Late of Montgomery County, PA.  
Executrix: LISA ANN CLARK.

ATTORNEY: CHRISTOPHER H. MEINZER,  
516 Main Street,  
Pennsbury, PA 18073,  
215-679-4554

**COOKE, MICHAEL T., dec'd.**

Late of Borough of Bridgeport.  
Administrator: PETER E. MOORE.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER &  
ROEBERG, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**DEVER, KATHLEEN M. also known as****KATHLEEN DEVER, dec'd.**

Late of Horsham Township.  
Administrator: ROBERT M. DEVER,  
c/o Donald F. Copeland,  
167 Daylesford Boulevard,  
Berwyn, PA 19312.  
ATTORNEY: DONALD F. COPELAND,  
167 Daylesford Boulevard,  
Berwyn, PA 19312

**FELDMAN, MARIE THERESA, dec'd.**

Late of Borough of Hatboro.  
Executor: RICHARD D. FELDMAN,  
428 Mallard Road,  
Hatboro, PA 19040.

**GALVIN JR., FRANK E., dec'd.**

Late of Upper Providence Township.  
Executor: PATRICIA L. GALVIN,  
c/o Douglas L. Kaune, Esquire,  
Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street,  
P.O. Box 289,  
Phoenixville, PA 19460.  
ATTORNEY: DOUGLAS L. KAUNE,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street,  
P.O. Box 289,  
Phoenixville, PA 19460.

**HIRST, WILLIAM C., dec'd.**

Late of Upper Moreland Township.  
Executrix: HELEN EVANS,  
c/o Louis I. Lipsky, Esquire,  
1101 Market Street, Suite 2820,  
Philadelphia, PA 19107-2993.  
ATTORNEY: LOUIS I. LIPSKY,  
LIPSKY & BRANDT,  
1101 Market Street, Suite 2820,  
Philadelphia, PA 19107-2993.

**HOMSHER, MARY JANE, dec'd.**

Late of Borough of Rockledge.  
Executrix: MARY HELEN HOY,  
228 Jarrett Avenue,  
Rockledge, PA 19046.

**JOHNSON, ELIZABETH F. also known as****ELIZABETH GARLAND JOHNSON, dec'd.**

Late of Lower Merion Township.  
Executor: DAVID H. JOHNSON,  
c/o F. Scott Donahue, Esquire,  
1515 Market Street, Suite 1540,  
Philadelphia, PA 19102.  
ATTORNEY: F. SCOTT DONAHUE,  
DONAHUE BATTLE & DONAHUE,  
1515 Market Street, Suite 1540,  
Philadelphia, PA 19102.

**KAPLAN, GRACE, dec'd.**

Late of Horsham Township.  
Executors: LEE KAPLAN,  
610 W. Upsal Street,  
Philadelphia, PA 19119, and  
RICHARD D. KAPLAN,  
1425 Garrison Drive,  
Ambler, PA 19002.  
ATTORNEY: M. HOWARD VIGDERMAN,  
MONTGOMERY, McCracken, WALKER &  
RHOADS, LLP,  
Avenue of the Arts,  
123 South Broad Street,  
Philadelphia, PA 19109

**LATTA, STEPHEN E. also known as****STEPHEN EDWARD LATTA and****STEPHEN LATTA, dec'd.**

Late of Franconia Township.  
Executrix: ROXANNE H. LATTA,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.  
ATTORNEY: DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454.

**MacBAIN, BRUCE E. also known as****BRUCE MacBAIN and****BRUCE ELLSWORTH MacBAIN, dec'd.**

Late of Upper Frederick Township.  
Co-Executors: ALAN B. MacBAIN AND  
SEAN M. MacBAIN,  
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.

**MARCHESE, SARAH, dec'd.**

Late of West Norriton Township.  
Executor: MICHAEL P. MARCHESE,  
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

**MONACHESE, JESSAMINE also known as****JESSAMINE T. MONACHESE, dec'd.**

Late of Upper Gwynedd Township.  
Executrices: TERESA M. EHRHART AND  
JOAN M. MULLER,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.  
ATTORNEY: DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454

**MURPHY JR., HENRY J., dec'd.**

Late of Lower Gwynedd Township.  
Administrator Pendente Lite: MARK S. DANEK, ESQ.,  
350 Sentry Parkway East,  
Bldg. 630, Suite 110A,  
Blue Bell, PA 19422.

**NISSEL, FRANK R. also known as****FRANK RALPH NISSEL,****RAPHAEL ABRAHAM FRANZ NISSEL and****FRANZ NISSEL, dec'd.**

Late of Whitemarsh Township.  
Executrix: NANCY L. LEWIS,  
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

**PHILLIPS, D. THOMAS also known as****DARWIN THOMAS PHILLIPS, dec'd.**

Late of Borough of East Greenville.

**PHILLIPS, DIANE also known as****DIANE HEILMAN and****DIANE PHILLIPS HEILMAN, dec'd.**

Late of Upper Hanover Township.

Co-Executrices: ERIN HEILMAN AND ALISHA HEILMAN, c/o John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite 1, Emmaus, PA 18049-2406.

**PRICE, JANE E. also known as****JANE PRICE, dec'd.**

Late of Borough of Bridgeport.

Executrix: NANCY BOOTH,

8 Byron Court,

Chadds Ford, PA 19317.

ATTORNEY: EDWARD M. FOLEY, 213 East State Street,

Kennett Square, PA 19348

**PUCHALSKI, ADAM, dec'd.**

Late of Upper Merion Township.

Executrix: KAREN P. FONDOTS, c/o Beeghley and Beeghley,

3038 Butler Pike,

Conshohocken, PA 19428.

**SCHOENLY, WARREN L. also known as****WARREN SCHOENLY,****W. LINWOOD SCHOENLY,****LINWOOD M. SCHOENLY and****WARREN LINWOOD SCHOENLY, dec'd.**

Late of New Hanover Township.

Executors: BARRY A. SCHOENLY,

32 Villa Avenue,

Boyertown, PA 19512,

BÉLITA L. LITTLE,

1566 E. Philadelphia Avenue,

Gilbertsville, PA 19525,

WARREN L. SCHOENLY,

30 E. 5th Street,

Boyertown, PA 19512.

ATTORNEY: THOMAS D. LEIDY,

42 East 3rd Street,

Boyertown, PA 19512

**SHANER, ELEANOR M., dec'd.**

Late of Borough of Royersford.

Executrix: SANDRA SHANER,

207 Maple Street,

New Haven, CT 06511.

**SHARP, CHARLOTTE M. also known as****CHARLOTTE MAE ELLIS SHARP and****CHARLOTTE SHARP, dec'd.**

Late of Upper Providence Township.

Executrix: CAROLYN E. SHERRY,

c/o Jay C. Glickman, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN,

RUBIN, GLICKMAN, STEINBERG &amp; GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

**SHEPHERD, RUTH H., dec'd.**

Late of Whitemarsh Township.

Executor: RICHARD H. SHEPHERD, JR.,

c/o Suzanne M. Hecht, Esquire,

795 East Lancaster Avenue, #280,

Villanova, PA 19085.

ATTORNEY: SUZANNE M. HECHT,

HANEY &amp; HECHT,

795 East Lancaster Avenue, #280,

Villanova, PA 19085

**TAM, KOK CHEUNG, dec'd.**

Late of Lower Moreland Township.

Administratrix: JULIANA IN T TAM, c/o Anne Louise Griffin, Esquire, 460 Norristown Road, Suite 110, Blue Bell, PA 19422.

ATTORNEY: ANNE LOUISE GRIFFIN, WISLER PEARLSTINE LLP, 460 Norristown Road, Suite 110, Blue Bell, PA 19422

**WAGNER, HELEN M., dec'd.**

Late of Abington Township.

Executrix: CAROL A. O'REILLY, c/o Robert Van Horn, Esquire, 123 North Fifth Street, Allentown, PA 18102.

ATTORNEY: ROBERT VAN HORN, 123 North Fifth Street, Allentown, PA 18102

**WAUSNOCK, DENNIS L., dec'd.**

Late of Borough of Pottstown.

Executor: CHARLES D. GARNER, JR., WOLF, BALDWIN &amp; ASSOCIATES, P.C., P.O. Box 444, Pottstown, PA 19464

**WENTZ, RONALD L., dec'd.**

Late of Upper Moreland Township.

Executor: ROBERT W. WENTZ, 447 Pine Street, B-3, Royersford, PA 19468.

ATTORNEY: ROBERT C. GERHARD, III, GERHARD &amp; GERHARD, 222 S. Easton Road, Suite 104, Glenisse, PA 19038, 215-885-6785

**WERLEY, EDWIN A. also known as****EDWIN ALBERT WERLEY and****EDWIN WERLEY, dec'd.**

Late of East Norriton Township.

Executrix: LYNETTE I. WERLEY, 820 Buttonwood Street, Norristown, PA 19401.

ATTORNEY: ADAM L. FERNANDEZ, WISLER PEARLSTINE, LLP, 460 Norristown Road, Suite 110, Blue Bell, PA 19422

**WOLLMAN, MARK J. also known as****MARK WOLLMAN, dec'd.**

Late of Borough of Jenkintown.

Executrix: CYNTHIA F. WOLLMAN, c/o Paul C. Heintz, Esquire, One Penn Center, 19th Floor, 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103-1895.

ATTORNEY: PAUL C. HEINTZ, OBERMAYER, REBMAN, MAXWELL &amp; HIPPELL, LLP, One Penn Center, 19th Floor, 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103-1895

**ZUSSMAN, SAMUEL D. also known as****SAM ZUSSMAN and****SAMUEL ZUSSMAN, dec'd.**

Late of Lower Merion Township.

Executors: HOLLY Z. DRUCKMAN AND MARC FRANK, c/o Amanda K. DiChello, Esquire, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102.

ATTORNEY: AMANDA K. DiCHELLO, SAUL EWING, LLP, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102

**Third and Final Publication****BECHTOLD JR., GUSTAV H., dec'd.**

Late of Borough of Ambler.  
Executor: PAUL G. BECHTOLD,  
1552 Brook Lane,  
Jamison, PA 18929.

**BLUM, WINIFRED LUCILLE also known as WINIFRED L. BLUM, dec'd.**

Late of Whitpain Township.  
Executor: W. RICHARD BLUM,  
P.O. Box 9,  
Worcester, PA 19490-0009.

**BOZAN, JOHN F. also known as CHIP BOZAN, dec'd.**

Late of Borough of Norristown.  
Administrator: ROBERT W. PRICE, ESQUIRE,  
1525 Wynnemore Way,  
Fort Washington, PA 19034.

**BROGAN, PAULA B., dec'd.**

Late of Lower Gwynedd Township.  
Executors: KATHERINE E. BROGAN AND  
BYARD F. BROGAN, III,  
c/o Stephen M. Howard, Esquire,  
605 North Broad Street,  
Lansdale, PA 19446.

ATTORNEY: STEPHEN M. HOWARD,  
605 North Broad Street,  
Lansdale, PA 19446

**CENERI, PAUL L., dec'd.**

Late of Upper Providence Township.  
Executor: DOUGLAS L. KAUNE,  
Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street,  
P.O. Box 289,

Phoenixville, PA 19460.

ATTORNEY: DOUGLAS L. KAUNE,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street,  
P.O. Box 289,

Phoenixville, PA 19460

**CODA, JOAN A., dec'd.**

Late of Borough of Schwenksville.  
Executrix: ANN M. CODA,  
207 Heritage Drive,  
Harleysville, PA 19438.

ATTORNEY: KAREN H. COOK,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**COPE SR., SHELDON RONALD also known as RONALD L. COPE, dec'd.**

Late of Borough of Lansdale.  
Executrix: SUSAN D. MOORE,  
P.O. Box 312,  
Spring House, PA 19477.

**DIGENNARO, MARGARET BERTHA also known as MARGARET B. DIGENNARO, dec'd.**

Late of Upper Providence Township.  
Executrix: MARY H. DiGENNARO,  
244 Georgetown Court,  
Roxfersford, PA 19468.

**DONAHUE, JAMES also known as JAMES P. DONAHUE and JIM DONAHUE, dec'd.**

Late of Upper Moreland Township.  
Executors: JAMES DONAHUE,  
3228 Englewood Street,  
Philadelphia, PA 19149,  
MARGARET LORENZON,  
7142 Rutland Street,  
Philadelphia, PA 19149, and  
THE PENNSYLVANIA TRUST COMPANY,  
5 Radnor Corporate Center, Suite 450,  
Radnor, PA 19087.

**DOUGLAS, ALFRED N., dec'd.**

Late of Borough of Trappe.  
Executors: NANCY SCHAFF,  
54 Rando Lane,  
Rising Sun, MD 21911,  
LINDA KLINK,  
382 Greenwood Drive,  
Collegeville, PA 19426,  
CAROL SHERMAN,  
156 Morgantown Road,  
Morgantown, PA 19543,  
SHIRLEY COHEN,  
29 Parkside Drive,  
Elverson, PA 19520.

ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES,  
376 East Main Street,  
P.O. Box 26460,  
Collegeville, PA 19426

**FALCONE, PHILOMENA, dec'd.**

Late of West Norriton Township.  
Administrator: MARIO FALCONE,  
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

**FARKAS, PATRICIA B., dec'd.**

Late of Lower Providence Township.  
Executrix: JACQUELINE G. POLLAND,  
c/o Murray S. Eckell, Esquire,  
344 W. Front Street,  
Media, PA 19063.

ATTORNEY: MURRAY S. ECKELL,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
344 W. Front Street,  
Media, PA 19063

**FREAS, WILFRED, dec'd.**

Late of Frederick Township.  
Executor: HOLLY BIENKOWSKI,  
19710 126th Avenue NE,  
Bothell, WA 98011.

ATTORNEY: NEIL HILKERT,  
1008 Upper Gulph Road, Suite 300,  
Wayne, PA 19087

**FREDERICK, RAY E., dec'd.**

Late of East Norriton Township.  
Executrix: CONNIE DAVIS,  
c/o Dominic A. Penna, Esquire,  
166 E. Butler Avenue,  
Ambler, PA 19002.

ATTORNEY: DOMINIC A. PENNA,  
PENNA, GRABOIS & ASSOC., LLC,  
166 E. Butler Avenue,  
Ambler, PA 19002

**GREER, HOMER LEWIS, dec'd.**

Late of Lower Moreland Township.  
Executor: WALTER GREER,  
c/o Marlyn F. Smith, Esquire,  
40 East Airy Street,  
Norristown, PA 19401.

ATTORNEY: MARLYN F. SMITH,  
HIGH SWARTZ LLP,  
40 East Airy Street,  
Norristown, PA 19401

**HELBLING, MARGARET A., dec'd.**

Late of East Norriton Township.  
 Executrix: JANE ROSSI,  
 204 Centre Avenue,  
 Norristown, PA 19403-3220.  
 ATTORNEY: GARY R. EGOVILLE,  
 630 West Main Street,  
 Lansdale, PA 19446-1202

**HOPKINS, DOROTHY also known as  
DOROTHY M. HOPKINS, dec'd.**

Late of Hatfield Township.  
 Executrix: CYNTHIA M. DIEHL,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**JONES, DAVID MATTHEW also known as  
DAVID M. JONES and  
DAVID JONES, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: MARLIN RAY JONES,  
 1333 N. Sanatoga Road,  
 Pottstown, PA 19464.

**KRIVORCHUK, NICKITA also known as  
NICKITA P. KRIVORCHUK, JR., dec'd.**

Late of Abington Township.  
 Executrix: MARY ELLEN ZAJAC,  
 c/o Carol Sharp, Esquire,  
 4624 Street Road,  
 Trevose, PA 19053.  
 ATTORNEY: CAROL SHARP,  
 4624 Street Road,  
 Trevose, PA 19053

**KRULAK, ALICE M., dec'd.**

Late of Blue Bell, PA.  
 Executors: MARGARET J. DOYLE AND  
 BERNADETTE J. CONROY.  
 ATTORNEY: A. VICTOR MEITNER, JR.,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**MADDOCK, JOSEPH A. also known as  
JOSEPH MADDOCK, dec'd.**

Late of Borough of Bryn Athyn.  
 Executor: JOSEPH D. MADDOCK,  
 2610 Alnwick Road,  
 Bryn Athyn, PA 19009.

**McGREGOR, DARREL W., dec'd.**

Late of Upper Providence Township.  
 Administratrix: SUSAN Y. McGREGOR,  
 c/o King Laird, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: THOMAS C. RENTSCHLER,  
 360 West Main Street,  
 Trappe, PA 19426

**MEGONIGAL, RYAN J., dec'd.**

Late of Towamencin Township.  
 Executrix: SUZANNE E. JERGE,  
 8742 Commonwealth Avenue,  
 Jacksonville, FL 32220.  
 ATTORNEY: GERALD F. GLACKIN,  
 2031 N. Broad Street, Suite 137,  
 P.O. Box 58,  
 Lansdale, PA 19446

**MORPHEW, SHEILA HILDA also known as  
SHEILA H. MORPHEW, dec'd.**

Late of Hatfield Township.  
 Executor: BARRY C. GEAR,  
 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

**MOYER, ESTHER F., dec'd.**

Late of Franconia Township.  
 Executrix: DORIS DETWILER,  
 584 Creamery Road,  
 Telford, PA 18969.

**MOYER, MARGUERITE D. also known as  
MARGUERITE DOLORES MOYER, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: LINDA KNAPP,  
 55 Ridge Road,  
 Phoenixville, PA 19460.  
 ATTORNEY: DIANE M. ZABOWSKI,  
 ZABOWSKI LAW, LLC,  
 117 West Second Avenue,  
 Collegeville, PA 19426

**PIERCE, RONALD J. also known as  
RONALD PIERCE, dec'd.**

Late of Borough of Lansdale.  
 Executrix: JUDY PETUSKY,  
 713 Germantown Pike,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: HARVEY FRIEDLAND,  
 1717 Swede Road  
 Blue Bell, PA 19422

**RHOADS, ELIZABETH R., dec'd.**

Late of Douglass Township.  
 Co-Executors: CHARLES N. RHOADS AND  
 SYLVIA L. YEAGER,  
 270 W. Branch Road,  
 Barto, PA 19504.  
 ATTORNEY: CHARLES A. RICK,  
 933 N. Charlotte Street, Suite 1-A,  
 Pottstown, PA 19464

**ROTH, CHARLES H., dec'd.**

Late of Upper Frederick Township.  
 Co-Executors: ROBERT R. WALLING AND  
 STEPHANIE WALLING,  
 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

**SCHORSCH JR., IRVIN G., dec'd.**

Late of Abington Township.  
 Executors: IRVIN G. SCHORSCH, III,  
 PETER A. SCHORSCH AND  
 NICHOLAS S. SCHORSCH,  
 c/o Ellen Deringer, Esquire,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921.  
 ATTORNEY: ELLEN DERINGER,  
 MORGAN, LEWIS & BOCKIUS, LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921

**SERRAO, ANGELA, dec'd.**

Late of Borough of Ambler.  
 Executrix: MÁRIA PALAGRUTO,  
 c/o Dominic A. Penna, Esquire,  
 166 E. Butler Avenue,  
 Ambler, PA 19002.  
 ATTORNEY: DOMINIC A. PENNA,  
 PENNA, GRABOIS & ASSOC., LLC,  
 166 E. Butler Avenue,  
 Ambler, PA 19002

**SITNICK, BERNARD, dec'd.**

Late of Lower Merion Township.  
 Executor: JORDAN SITNICK,  
 c/o William C. Hussey, II, Esquire,  
 One Liberty Place, Suite 1800,  
 Philadelphia, PA 19103-7395.  
 ATTORNEY: WILLIAM C. HUSSEY, II,  
 WHITE and WILLIAMS LLP,  
 One Liberty Place, Suite 1800,  
 1650 Market Street,  
 Philadelphia, PA 19103-7395

**SWEENEY, MARGARET E., dec'd.**

Late of Upper Dublin Township.  
 Executrix: MARGARET D. DAHL,  
 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

**TARSI SR., JULIUS A., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JULIUS D. TARSI,  
 c/o John F. Walsh, Esquire,  
 653 Skippack Pike, Suite 116,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 116,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702

**TERVALON, MADELINE M.E. also known as  
M.E. TERVALON, dec'd.**

Late of Hatfield Township.  
 Executor: FRANKLIN A. WINGO,  
 c/o Leonard L. Shober, Esquire,  
 308 North Main Street, Suite 400,  
 Chalfont, PA 18914-2714.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, P.C.,  
 308 North Main Street, Suite 400,  
 Chalfont, PA 18914-2714

**TRAVITZKY, JAMES J. also known as  
JAMES TRAVITZKY, dec'd.**

Late of Borough of Norristown.  
 Administratrix: NICOLE TRAVITZKY,  
 2748 N. Charlotte Street,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JAMES E. SHER,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530,  
 610-683-0771

**WEBER, JOSEPH FREDERIC, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: RAYMOND R. MARR,  
 212 Hogeland Road,  
 Southampton, PA 18966.

**ZEIDERS, MARIE, dec'd.**

Late of Borough of Pottstown.  
 Executrix: TRACEY D. ZEIDERS,  
 1561 Schwenk Road,  
 Pottstown, PA 19464.

ATTORNEY: JAMES L. MARKOFSKI,  
 MARKOFSKI LAW OFFICES,  
 1258 East Philadelphia Avenue,  
 P.O. Box 369,  
 Gilbertsville, PA 19525-0369

**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*

**A. Bello General Contractor** with its principal place of business at 1006 N. York Road, Unit 1, Willow Grove, PA 19090.

The name and address of the person owning or interested in said business is: Anthony James Bello, 1006 N. York Road, Unit 1, Willow Grove, PA 19090.

The application was filed on June 6, 2014.

**D.M. Actie Consulting** with its principal place of business at 213 Cheswick Drive, North Wales, PA 19454.

The name and address of the person owning or interested in said business is: Denise Michelle Actie, 213 Cheswick Drive, North Wales, PA 19454.

The application was filed on June 23, 2014.

**Dunkin' Donuts** with its principal place of business at 150 E. Main Street, Collegeville, PA 19426.

The name and address of the person owning or interested in said business is: Hess Retail Operations LLC, One Hess Plaza, Woodbridge, NJ 07095.

The application was filed on September 3, 2014.

**Let's Party with Valerie** with its principal place of business at 1 Applewood Drive, Lafayette Hill, PA 19444.

The name and address of the person owning or interested in said business is: Valerie Felgoise, 1 Applewood Drive, Lafayette Hill, PA 19444.

The application was filed on June 6, 2014.

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on September 2, 2014, with the Pennsylvania Department of State for **Matlack Woodworking, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

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**MISCELLANEOUS**
**TERMINATION OF AUTHORITY**

Notice is hereby given that pursuant to the provisions of Section 4129/6129 of the Pennsylvania (PA) Bus. Corp. Law of 1988, **Great Expectations Management Corp.**, a corporation incorporated under the laws of the State of Delaware with its principal office located at c/o Advanta, 196 W. Ashland St., Doylestown, PA 18901 and a registered office in PA at 255 Business Center Dr., Horsham, PA 19044, Montgomery County, which on 9/7/1995, was granted a Certificate of Authority to transact business in the Commonwealth of PA, intends to file an Application for Termination of Authority with the Dept. of State.

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**PROFESSIONAL CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **PCG Internal Medicine, P.C.**  
**Fox Rothschild LLP, Solicitors**  
 747 Constitution Drive, Suite 100  
 P.O. Box 673  
 Exton, PA 19341-0673

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NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on August 27, 2014, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **R & P Healthcare, Inc.**  
**John S. Benson, Esquire**  
 110 N. Main Street  
 Doylestown, PA 18901

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**STATEMENT OF OWNERSHIP,  
 MANAGEMENT, and Circulation**

(All Periodicals Publications Except Requester Publications)

**FILED SEPTEMBER 25, 2014** Statement of  
 Ownership, Management and  
 Circulation (Required by 39 U.S.C. 3685)

1. Title of Publication: **Montgomery County Law Reporter.**

2. Publication No. 3610-8000.
3. Date of Filing: Filed September 25, 2014.
4. Frequency of Issue: Weekly
5. Number of Issues: 52
6. Annual Subscription Price: \$120.00.
7. Complete Mailing Address of Known Office of Publication: 100 West Airy Street, Norristown, PA 19401.
8. Complete Mailing Address of Headquarters or General Business Offices of Publishers:  
 100 West Airy Street, Norristown, PA 19401.
9. Full Names and Complete Mailing Addresses of Publisher, Editor and Managing Editor:  
**Publisher:** Montgomery County Law Reporter,  
 100 West Airy Street, Norristown, PA 19401

**Editor:** Jamie Ryan Hall, Esq., 199 West Johnson Highway, East Norriton, PA 19401

**Managing Editor:** Nancy R. Paul, 100 West Airy Street, Norristown, PA 19401

10. **Owner:** Montgomery Bar Association, 100 West Airy Street, Norristown, PA 19401.

11. Known bondholders, mortgagees, and other security holders owning or holding 1 percent or more of total amount of bonds, mortgages or other securities: None.

12. The purpose, function and nonprofit status of this organization and the exempt status for Federal Income Tax purposes have not changed during preceding 12 months.

13. Publication Title: Montgomery County Law Reporter.

14. Issue Date for Circulation Data Below: September 17, 2014.

15. Extent and nature of circulation: Periodical

	Average No. copies Each Issue During Preceding 12 months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total No. of copies (Net Press Run) . . . . .	1,250	1,220
b. Paid circulation:		
(1) Paid/requested Outside-County Mailed Subscriptions	1170	1131
(2) Paid/requested In-County Paid Subscriptions	0	0
c. Total Paid Distribution	1,271	1,182
d. Free or Nominal Rate Distribution (By mail and Outside the Mail)		
(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541. . . . .	60	61
e. Total Free or Nominal Rate	60	61
f. Total Distribution	1,230	1,192
g. Copies not Distributed:	20	28
h. Total . . . . .	1,250	1,220
i. Percentage Paid . . . . .	95.12%	94.88%
16. Electronic Copy Circulation		
a. Paid Electronic Copies	890	933
b. Total Paid Print Copies+Paid Electronic Copies	2060	2064
c. Total Print Distribution + Paid Electronic Copies	2120	2125
d. Percent Paid (Both Print & Electronic Copies)	97.16%	97.12%

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership required. Will be printed October 2, 2014.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner:

**Nancy R. Paul, Executive Director**

**Date:** September 25, 2014

I certify that all information on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

PS Form 3526, Rev. July 2014.

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## TRUST NOTICES

### First Publication

#### **EARL S. MCCLURE TRUST**

**Trust Under Agreement Dated December 17, 1981,  
as amended May 14, 2012,  
last amended March 4, 2014**

**Earl S. McClure aka Earl S. McClure, Jr.,  
Deceased, September 9, 2014  
Late of Franconia Township,  
Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 North Main Street  
P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney: Dorothy K. Weik, Esquire  
Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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#### **JEAN M. LAMB TRUST**

**Trust Under Agreement Dated October 2, 2007,  
as amended March 24, 2011,  
last amended August 30, 2011**

**Jean M. Lamb, Deceased, August 25, 2014  
Late of Lower Gwynedd Township,  
Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 North Main Street  
P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney: JEFFREY K. LANDIS, ESQUIRE  
BRICKER, LANDIS, HUNSBURGER &  
GINGRICH, LLP**  
114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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#### **THE HARRIET S. ELLIS LIVING TRUST DATED APRIL 16, 2011**

**HARRIET S. ELLIS, DECEASED  
Late of Whitemarsh Twp.,  
Montgomery County, PA**

This trust is in existence and all persons having claims or demands against the said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Judith Charny & Helen Schneeberg  
c/o Larry Scott Auerbach, Esq.  
1000 Easton Rd.  
Abington, PA 19001

**Or to their Atty.: Larry Scott Auerbach**  
1000 Easton Rd.  
Abington, PA 19001

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### Third and Final Publication

#### **ANNE LOVETT WRIGHT REVOCABLE TRUST DATED JULY 17, 2014**

Notice is hereby given of the death of Anne Lovett Wright, late of Upper Dublin Township, Montgomery County, Pennsylvania, Settlor of the Anne Lovett Wright Trust dated July 17, 2014.

All persons having claims or demands against said decedent or the said Trust are requested to make known the same to the Trustee or the Trustee's attorney, and all persons indebted to said decedent or the said Trust are requested to make payment without delay to the Trustee or the Trustee's attorney, name below.

**Trustee:** Henry Harper Wright  
c/o Timoney Knox, LLP  
400 Maryland Drive  
Fort Washington, PA 19034

**Trustee's Attorney: Jean Bond Brown, Esquire  
Timoney Knox, LLP**  
400 Maryland Drive  
Fort Washington, PA 19034

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#### **BELLA HERSHMAN REVOCABLE LIVING TRUST, DATED SEPTEMBER 28, 1993, AS AMENDED**

**Bella Herschman, Deceased  
Late of the Twp. of Upper Moreland,  
Montgomery County, PA**

This trust is in existence and all persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Mark P. Hershman, Elliot H. Hershman & Marilyn S. Cahn  
c/o Jonathan H. Ellis, Esq.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Or to their Atty.: Jonathan H. Ellis  
Plotnick & Ellis, P.C.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046**

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#### **DEED OF TRUST OF JOHN H. SWEENEY AND MARGARET E. SWEENEY DATED SEPTEMBER 21, 2001 (AND AMENDED APRIL 2, 2012)**

Notice is hereby given of the death of Margaret E. Sweeney, late of Upper Dublin Township, Montgomery County, Pennsylvania. John H. Sweeney predeceased Margaret E. Sweeney.

All persons having claims or demands against said decedent or the said Trust are requested to make known the same to the Trustee or the Trustee's attorney, and all persons indebted to said decedent or the said Trust are requested to make payment without delay to the Trustee or the Trustee's attorney, named below:

**Trustee:** Patricia D. Dahl, Trustee  
c/o Timoney Knox, LLP  
400 Maryland Drive  
Fort Washington, PA 19034

**Trustee's Attorney:** George M. Riter, Esquire  
Timoney Knox, LLP  
400 Maryland Drive  
Fort Washington, PA 19034

## EXECUTIONS ISSUED

**Week Ending September 23, 2014**

### The Defendant's Name Appears First in Capital Letters

ABERNATHY CAPITAL GROUP, LLC:  
MASHAVO, LLC - Norristown Municipality;  
201124397; WRIT/EXEC.

ALESSI, JOSEPH: SANTANDER BANK, GRNSH. -  
American Express Centurion Bank; 201403020;  
WRIT/EXEC.

ALEXAKI, DEBORAH: SCOTT - Jpmorgan  
Chase Bank National Association; 201402803.

EVERY, JUDITH: KRISTINE: WARDROP, ROBERT -  
H & R Block Bank; 201314856; \$432,798.89.

BAZEMORE, CURTISS: UFCW CU, GRNSH. -  
Ford Motor Credit Company; 201224212; \$168.00.

BELMONT PETROLEUM, LLC:  
SINGH, JAGWINDER: BALBIR: TD BANK NA,  
GRNSH. - Margas, Inc.; 201419431; 52,189.47/  
POSSESSION.

BRADY, FLORENCE: FLORENCE BRADY TRUST -  
Nationstar Mortgage, LLC; 201401045; \$183,449.99.

BROWN, JEFFREY: JEFF: MELANIE -  
Bank Of America Na, et al.; 201313623; \$189,079.11.

BURG PHILIP: NATIONAL PENN BANK, GRNSH. -  
America Express Centurion Bank; 201422254;  
\$6,970.00.

CABOT, MARK: MARK: WARD, KRISTY, ET AL. -  
Hsbc Bank Usa, et al.; 201209698; \$906,065.30.

CARR, JOSEPH: B. - Jpmorgan Chase Bank Na;  
201321427; ORDER/AMEND IN REM 345,877.46.

CHABOT, JUDY: PNC BANK, GRNSH. -  
Lvn Funding, LLC; 200813066; \$1,694.32.

COLE, CHRISTOPHER: JESSICA - Federal National  
Mortgage Association, et al.; 201411672; \$70,236.69.

CONLEN, ROBERT - Bank Of America Na, et al.;  
201329183; AMEND IN REM ORDER/89,928.74.

COX, CARLA: KELLER, JOSHUA - Jpmorgan  
Chase Bank Na; 201409248.

DAVIS, VALERIE - Owcen Loan Servicing, LLC;  
201403032; \$133,868.98.

DAVIS-GOVAN, MICHELLE - Us Bank  
National Association As Trustee; 201204523;  
\$128,532.58.

DECOURCEY, CYNTHIA - First Niagara Bank Na,  
et al.; 201410165; \$72,642.25.

DILUCIA, MARGARET - Norristown Municipality;  
201301426; WRIT/EXEC.

DOBNAK, HONALEE - Bank Of America Na, et al.;  
201331708; \$120,845.38.

DRAGO, ROBERT - Upper Pottsgrove Township;  
201302639; WRIT/EXEC.

FALKOFF, BERNARD: FALKOFF, ROSEMARY:  
PNC BANK, GRNSH. - Drainman Plumbing, Inc.;  
201424190; WRIT/EXEC.

FAUST, JANICE - Pottstown School District;  
201210907; WRIT/EXEC.

FEDELE, RICHARD: FEDEL, RICHARD:  
FEDELE, MARGUERITE, ET AL. -  
Bank Of America, et al.; 201409317;  
IN REM/239,027.75.

FISHER, GEORJEAN - Pottstown School District;  
201133377; WRIT/EXEC.

FOSTER, STEPHANIE: WILLIAM:  
GARNER, STEPHANIE - Us Bank  
National Association; 201327320; \$92,346.68.

GAMBINO, MARJORIE: JOSEPH: JOSEPH -  
Abn Amro Mortgage Group, Inc., et al.; 201408558;  
\$83,953.93.

GINEV ENTERPRISES, LLC: GOOD VIBES  
AUTOSPORT: GINEV, CHRIS - Directed Electronics;  
201206992; \$4,904.85.

GIST, STEVEN: STEVEN - Jp Morgan Chase Bank  
National Association; 201419895; \$128,523.55.

GOLDFARB, LEEHE: WELLS FARGO BANK,  
GRNSH. - Center For Psychological Services, LLC;  
201328115; \$3,082.90.

GRANT, EARL - Bank Of New York Mellon, et al.;  
201417668; \$267,594.88.

HENDRICK, ROBIN: ROBIN:  
HETTENBACH MARSELLA, TRACEY, ET AL. -  
Susquehanna Bank; 201224741; \$234,376.46.

HENRY, CATHERINE - Hatboro Federal Savings;  
201126127; ORDER/360,836.58.

HOUCK, ERIN: CITIZENS BANK, GRNSH. -  
Barclays Bank Delaware; 201418670; \$2,402.91.

JAMES, KELLY - Everbank; 201407260; \$102,719.31.

JAMISON, MICHAEL: ESTATE OF  
ANALY JANISON - One West Bank; 201309925;  
562,985.77.

JOHNSON, AUDRA - Jpmorgan Chase Bank  
National Association, et al.; 201231973; \$138,523.48.

KIM, KWAN: JEA: JEA - Bac Home Loans Servicing, L.P.,  
et al.; 201033247; \$456,362.31.

KOLETAS, LEONIDAS: UNITED STATES OF  
AMERICA - Ocwen Loan Servicing, LLC;  
201124567; IN REM ORDER/240,985.64.

KULP, CHRISTOPHER: MELANIE:  
HARNER, MELANIE, ET AL. - First Niagara Bank Na,  
et al.; 201409819; \$166,962.45.

KURSMAN, DANIEL: BANK OF AMERICA  
NATIONAL ASSOCIATION, GRNSH. -  
American Express Bank Fsb; 201424000; \$8,918.75.

LAFFERTY, EUGENE: ANYA - Pottstown Borough  
Authority, et al.; 201326746; \$1,288.17.

LAWRENCE, JOHN: TAMARA - E Processing, LLC,  
et al.; 201331155; \$194,394.18.

LEE, BARBARA: BANK OF AMERICA, GRNSH. -  
Arrow Financial Services, LLC, et al.; 201011223;  
\$1,213.87.

LEE, JI: BYONG - Us Bank National Association  
As Trustee; 201008632; \$627,233.13.

LIOTT, THOMAS: KATHLEEN - Pottsgrove  
School District; 201311004; \$6,185.16.

LIZELL, PAUL - Bank Of America Na, et al.; 201330647.

LOKOFF, LISA: STEVEN - Jpmorgan Chase Bank National Association; 201314823; ORDER/JDMT 354,119.88.

MAIORIELLO, JOHN: WELLS FARGO BANK, GRNSH. - Target National Bank, et al.; 201031646; WRIT/EXEC.

MCCLOSKEY, BOB: UNIVEST BANK, GRNSH. - Elite Recovery Services, Inc.; 200934403; \$2,151.26.

MIERZEJEWSKI, DANIELLE: DOMINIKA: ALFRED, ET AL. - Green Tree Servicing, LLC; 201411694.

MILLER, ANN - Wells Fargo Bank Na; 201128692; \$372,206.88.

MOLYNEAUX, THOMAS: SHEILA - Souderton Area School District; 201311486; WRIT/EXEC.

MONToya, LEOPOLDO - Bank Of America Na, et al.; 201334317.

MURRAY, PETER: TRACI - Apex Community Federal Credit Union; 201135535; \$115,269.69.

NOWAKOWSKI, HOLLY: LUKASZ - Us Bank National Association As Trustee, et al.; 201406974; \$192,875.07.

ODONNELL, DAVID: DOREEN - Wells Fargo Bank National Association, et al.; 201322482; \$107,393.25.

OSOBU, BABATUNDE: UNITED STATES OF AMERICA - Bac Home Loans Servicing, L.P., et al.; 201030818; POSSESSION.

PASTINO, WILLIAM - Deutsche Bank National Trust Company, et al.; 201315389; \$209,930.32.

PENNINGTON, CHRISTINA: JASON - Norristown Municipal Waste Authority; 201209058; WRIT/EXEC.

PETERSON, ADA: TYLER, CHRISTINE: UNKNOWN HEIRS SUCCESSORS ASSIGNS OF ADA PETERSON - Bank Of New York Mellon, et al.; 201303578; \$150,608.59.

REYNOLDS, FRANCINE - Wells Fargo Bank, et al.; 201408383; \$153,556.19.

RICHMAN, WARREN: SUSAN: UNITED STATES OF AMERICA - Federal National Mortgage Association, et al.; 201419255; \$222,563.95.

RIPP, JOSEPH: PNC BANK, GRNSH. - High Swartz Llp; 201426211; WRIT/EXEC.

ROTH, DENNIS: NATALIE - Us Bank National Association As Trustee, et al.; 201336076; \$194,060.72.

ROTHENBERGER, RICHARD: DEBBIE: DEBBIE - Univest Bank And Trust Company Formerly Known As, et al.; 201420270.

SBEI, CHRISTOPHER - Upper Pottsgrove Township; 201229932; WRIT/EXEC.

SMITH, GARRY: KATES, MICHAEL: ASDI, INC. - Beard Research, Inc., et al.; 201016712; WRIT/EXEC.

SOPICK, JOSEPH: JANET - West Conshohocken Boro; 200727397; ORDER/130,500.00.

SPEAR, STEPHANIE - Jp Morgan Chase Bank National Association; 201334987; AMEND IN REM/182,288.70.

STEIN, MARIA: KENNETH: MARIA, ET AL. - Us Bank National Association, et al.; 201314080; \$220,884.76.

STEVENSON, HELEN: ROBERT - Perkiomen Valley School District; 201323902; WRIT/EXEC.

STILWELL, PAUL - Bank Of America Na, et al.; 201221252; ORDER/362,148.68.

TAYLOR, RONA WRIGHT: BANK OF AMERICA, GRNSH. - Elite Recovery Services, Inc.; 200933891; \$1,439.73.

TENER, MORTON: RONNIE - Cheltenham Township School District; 201302281; WRIT/EXEC.

THOMPSON, JONATHAN - Ocwen Loan Servicing, LLC; 201419034; \$105,485.04.

THOMPSON, SAEEDIA: CITIZENS BANK, GRNSH. - Midland Funding, LLC; 200937570; \$3,128.55.

THOMPSON, WILLIAM: DIAMOND CR UN GRNSH: BANK OF AMERICA, GRNSH. - Rochester Institute Tech; 200419639; WRIT/EXEC.

TRAUB, RONALD - Perkiomen Valley School District; 201330716; WRIT/EXEC.

WAMBOLD, LAURA: TD BANK, GRNSH. - Lvnv Funding, LLC; 201424333; \$2,049.36.

WARD, JAMES: JAMES: SANDRA - Jpmorgan Chase Bank National Association, et al.; 201204599; STRIKE/VACATE.

WILLIS, BRUCE: LURETHA - Cheltenham Township School District; 201116548; WRIT/EXEC.

ZACHARY, KIM: UNITED STATES OF AMERICA - Phh Mortgage Corporation; 201405583; \$381,021.92.

## JUDGMENTS AND LIENS ENTERED

**Week Ending September 23, 2014**

**The Defendant's Name Appears  
First in Capital Letters**

ADAMS, DAWN - Lvnv Funding Llc; 201425642; Judgment fr. District Justice; \$2,704.27.

AEDAN PHARMACEUTICALS LLC - Universal Synergetics Inc; 201425897; Complaint In Confession of Judgment; \$16060.03.

AIVAZOGLOU, CHRIS: MUGSHOT DINER: MUGSHOTS DINER, ET AL. - General Restaurant Equipment Supply Inc; 201425839; Certification of Judgment; \$32967.08.

ALEXANDER, TAMARA - Bolenius, Sharon; 201425779; Judgment fr. District Justice; \$5523.52.

ALTMILLER, LINDA - Midland Funding Llc; 201425727; Judgment fr. District Justice; \$4,689.75.

BIDDY, TED - Moyer, Dorothy; 201425088; Judgment fr. District Justice; \$8154.15.

BIOCHEM TECHNOLOGY INC - Pg Properties Lp; 201425918; Complaint In Confession of Judgment; SPOSSESSION.

BLANCO, HEANY - Capital One Bank Na; 201425787; Judgment fr. District Justice; \$3,724.21.

BROWN, NICOLE - Lvnv Funding Llc; 201425481; Certification of Judgment; \$1421.56.

BURKEL, WILLIAM - Midland Funding Llc; 201425768; Judgment fr. District Justice; \$4,509.56.

CASHMAN, DAVID - Nevyas Eye Associates; 201425724; Judgment fr. District Justice; \$6499.83.

CAVANAUGH, BREE - Capital One Bank Usa Na; 201425790; Judgment fr. District Justice; \$4,451.93.

CRICHTON, THERESA - Lvnv Funding Llc; 201425597; Judgment fr. District Justice; \$4245.58.

DAIL, LAUREN - Lvnv Funding Llc; 201425664; Judgment fr. District Justice; \$2,889.71.

DAVIS, JOSEPH - Lvnv Funding Llc; 201425665; Judgment fr. District Justice; \$8,877.11.

DENNIS YOUNG AND ASSOCIATES INC:  
 YOUNG, DENNIS - States Resources Corp;  
 201425506; Foreign Judgment; \$47986.69.

DEVINCENTIS, BRIAN - Lacheen, Stuart; 201425846;  
 Complaint In Confession of Judgment; \$4400.00.

DICASTELNUOVO, ANTHONY - Midland Funding Llc;  
 201425774; Judgment fr. District Justice; \$3277.32.

DRUCQUER, CHRIS - Remit Corporation; 201425699;  
 Certification of Judgment; \$11289.91.

EGAN, JAMES - Arrow Pool Service; 201425555;  
 Judgment fr. District Justice; \$1557.93.

FAMILY DERMATOLOGY OF PENNSYLVANIA PC -  
 308 E Lancaster Associates Lp; 201425895;  
 Complaint In Confession of Judgment; \$337,738.97.

FARESDE, NANCY - Midland Funding Llc;  
 201425769; Judgment fr. District Justice; \$1513.27.

FRANKLIN, CRYSTAL - Lvnv Funding Llc;  
 201425592; Judgment fr. District Justice; \$3663.05.

GALLAGHER, BERNARD - Republic First Bank;  
 201425835; Certification of Judgment; \$278842.27.

GEARY, JOHN: TAYLOR GEARY, SONIA -  
 North Star Capital Acquistion Llc; 201425684;  
 Judgment fr. District Justice; \$3,218.37.

GIGABITER LLC - 2571 Associates Lp; 201425851;  
 Complaint In Confession of Judgment; \$89175.53.

GILBERTSVILLE AUTO BODY INC:  
 DROST, FRANCIS: PATRICIA - Santander Bank;  
 201425884; Complaint In Confession of Judgment;  
 \$16130.49.

GOLDSTEIN, ROBERT: MARGARET - Vist Bank;  
 201425841; Complaint In Confession of Judgment;  
 \$60980..16.

GOODMAN, SHAWON - Barclays Bank Delaware;  
 201425721; Judgment fr. District Justice; \$1,852.88.

GRIBBLE, TIMOTHY - Lvnv Funding Llc;  
 201425667; Judgment fr. District Justice; \$1,461.78.

HALSEY, JERMAINE - Midland Funding Llc;  
 201425772; Judgment fr. District Justice; \$5,679.83.

HILBERT, MICHAEL - Boyertown Area School District;  
 201424955; Certification of Judgment; \$1554.23.

JOHNSONBURKE, NICOLE - Midland Funding Llc;  
 201425758; Judgment fr. District Justice; \$4,374.54.

JONES, DANIEL - Capital One Bank Usa Na;  
 201425786; Judgment fr. District Justice; \$1476.20.

KABINOFF, FRANCIS - Arcadia University;  
 201425445; Judgment fr. District Justice; \$4641.48.

KAMZELSKI, KEVIN: STARLA - Boyertown Area  
 School District; 201425696; Certification of  
 Judgment; \$3044.77.

KELLY, KEVIN - Midland Funding Llc; 201425771;  
 Judgment fr. District Justice; \$2,391.07.

LAUFF, KENNETH - Lvnv Funding Llc; 201425595;  
 Judgment fr. District Justice; \$1611.85.

LAWLOR, CAROL - Midland Funding Llc;  
 201425770; Judgment fr. District Justice; \$5676.23.

LAWN, ALOYSIUS: MCCALL, VINCENT -  
 Estate Of Henry J Loher; 201425625; Certification  
 of Judgment; \$864982.43.

LEIGHTON, GEORGE - Lvnv Funding Llc;  
 201425627; Judgment fr. District Justice; \$1689.72.

LEUPOLD, CHRISTOPHER - Rhm Real Estate Inc  
 Agent For Bob George; 201425714; Judgment fr.  
 District Justice; \$3,063.48.

MATTHEWS, SHONDEA - Prism Education Group;  
 201425733; Judgment fr. District Justice; \$3138.10.

MCALLEN, ANN - Capital One Bank Usa Na;  
 201425791; Judgment fr. District Justice; \$2681.55.

MCCALL, VINCENT: LAWN, ALOYSIUS -  
 Estate Of Celine M Loher; 201425621; Certification  
 of Judgment; \$194344.32.

MILLER, FRANCES - Lvnv Funding Llc; 201425646;  
 Judgment fr. District Justice; \$1,273.55.

MILLER, HEATHER - Midland Funding Llc;  
 201425830; Judgment fr. District Justice; \$1826.87.

MINOR, KENYA - Stellar Recovery Inc; 201425653;  
 Judgment fr. District Justice; \$1,918.86.

MORRIS, KEITH - Lvnv Funding Llc; 201425645;  
 Judgment fr. District Justice; \$3,321.92.

MOSKO, LOUIS - Midland Funding Llc; 201425767;  
 Judgment fr. District Justice; \$5876.34.

MOYER, GARY - Lvnv Funding Llc; 201425663;  
 Judgment fr. District Justice; \$1,539.66.

MURPHY, SAMUEL - Discover Bank; 201425795;  
 Judgment fr. District Justice; \$4,924.40.

OCHS, NICHOLAS - Stellar Recovery Inc;  
 201425673; Judgment fr. District Justice; \$2951.66.

OCWEN LOAN SERVICING - Abara, Gordon;  
 201425505; Certification of Judgment;  
 \$WRIT/EXEC.

PEAY, THADDAEUS - Capital One Bank Usa Na;  
 201425798; Judgment fr. District Justice; \$2107.39.

PEEV, JOSHUA - Riverwalk Holdings Ltd;  
 201425683; Judgment fr. District Justice; \$1,458.12.

REPKO, STEPH - Discover Bank; 201425800;  
 Judgment fr. District Justice; \$2,622.48.

RIDGLEY, WYNQUA - Thomas Jefferson University;  
 201425782; Certification of Judgment; \$24595.49.

ROSEN, MIKE - Midland Funding Llc; 201425765;  
 Judgment fr. District Justice; \$4470.02.

RUSSELL, JEFFREY: ROSEMARY -  
 Super Plumbing & Heating; 201425539;  
 Mechanics Lien Claim; \$8450.00.

SABELLA, ELIZABETH - Lvnv Funding Llc;  
 201425617; Judgment fr. District Justice; \$1252.06.

SAMPSON, STEVE - Arrow Pool Service; 201425553;  
 Judgment fr. District Justice; \$2387.00.

SCHMIDT, THOMAS - Midland Funding Llc;  
 201425732; Judgment fr. District Justice; \$6,624.16.

SCOLNICK, ROBERT - National Penn Bank;  
 201425863; Complaint In Confession of Judgment;  
 \$677,435.96.

SERENITY FARM KENNEL: WINSLOW, MEREDITH:  
 SCOTT - Kelly, Kate; 201425838; Judgment fr.  
 District Justice; \$3545.75.

SIMCOX, WILLIAM - Discover Bank; 201425797;  
 Judgment fr. District Justice; \$6,341.03.

STEWART, MILTON - Lvnv Funding Llc; 201425623;  
 Judgment fr. District Justice; \$5797.20.

SURKIN, MICHELLE - Spring Hill Realty Inc;  
 201425730; Judgment fr. District Justice; \$1184.80.

THEODOSIADES, THOMAS - Drexel University;  
 201425352; Certification of Judgment; \$9175.35.

THOMPSON, JASON - Lvnv Funding Llc;  
 201425650; Judgment fr. District Justice; \$944.40.

TRUMP, JUDITH - Barclays Bank Delaware;  
 201425678; Judgment fr. District Justice; \$2,953.97.

VALENTIN, ANNABELLE - Lvnv Funding Llc;  
 201425635; Judgment fr. District Justice; \$10768.56.

WARNAR PROPERTIES LLC - National Penn Bank;  
 201425877; Complaint In Confession of Judgment;  
 \$677435.96.

WEISS, SCOTT - Capital One Bank Usa Na;  
 201425784; Judgment fr. District Justice; \$2,138.88.

WEISSNER, ERIC - Stellar Recovery Inc; 201425677;  
 Judgment fr. District Justice; \$1,898.62.

**ABINGTON TWP. -**  
**entered municipal claims against:**

Aloe, Paul; 201425760; \$229.50.  
 Campbell, Eric: Wilson, Jamie; 201425763; \$109.50.  
 Ochoa, David; 201425761; \$159.50.  
 Vaniver, Jacqueline; 201425759; \$329.50.  
 Waks, Michael: Lazovsky, Rakefet; 201425762; \$164.50.

**CHELTONHAM TWP. -**  
**entered municipal claims against:**

Blanding, Adrian; 201425845; \$2009.63.  
 Ciossek, Klara; 201425849; \$2165.63.  
 Dautel, Joseph: Sandra; 201425812; \$694.63.  
 Jones, Jazmin; 201425811; \$1776.63.  
 Kowit, Richard; 201425810; \$1189.63.  
 Kreines, Ronald: Suzanne; 201425809; \$1662.63.  
 Poate, Herbert: Patricia; 201425814; \$1384.63.  
 Sevenco Llc; 201425854; \$988.63.

**CHELTONHAM TWP. SCHOOL DIST. -**  
**entered municipal claims against:**

Boatwright, Altressa; 201425843; \$5479.63.  
 Dubas, Judith; 201425842; \$854.63.  
 Mcmanus, Andrew; 201425848; \$7477.63.  
 Williams, Michael; 201425603; \$6213.31.

**EAST NORRITON TWP. -**  
**entered municipal claims against:**

Dozier, Anne; 201425485; \$229.50.  
 Graham, Richard; 201425484; \$229.50.  
 Mitchell, Maryann: Jeffrey; 201425487; \$229.50.  
 Us Bank Na Trustee; 201425486; \$229.50.

**PENNA. DEPT. OF REV. -**  
**entered claims against:**

Avery, Mark: Hernandez, Kathy; 201462908; \$1549.23.  
 Bliss, Marisol; 201462902; \$1731.13.  
 Blumenthal, Gary: Janice; 201462881; \$10250.08.  
 Bolonski, Justin; 201462906; \$1524.14.  
 Burton, Paul; 201462857; \$1056.02.  
 Casalinoovo, Domenico: Carolyn; 201462905; \$874.83.  
 Chang, Sukkeun: Kim, Young; 201462867; \$1400.33.  
 Coffey, Thomas: Susan; 201462882; \$2389.28.  
 Cohen, Robert; 201462877; \$940.20.  
 D'agostini, Norman; 201462847; \$3653.16.  
 Davis, Karla; 201462891; \$286.53.  
 Decatur, Marctas: Henley, Keith; 201462901; \$2159.49.  
 Defren, Melissa; 201462849; \$3006.77.  
 Demedio, Gary; 201462895; \$1579.95.  
 Deratzian, David: Allison; 201462848; \$3312.28.  
 Devincenzo, Anthony: Patricia; 201462851; \$843.73.  
 Dorsey, Victoria; 201462858; \$1116.95.  
 Drummond, Susan: Martin; 201462856; \$4566.09.  
 Dunleavy, Regina; 201462872; \$12525.17.  
 Edwards, Warren: Tracie; 201462886; \$2649.72.  
 Esmonde, Mark; 201462874; \$660.51.  
 Fahadullah, Syed; 201462904; \$735.03.  
 Farmer, Gerald: Farmers Auto Repair & Service; 201462898; \$22335.28.  
 Farmer, Gerald: Farmers Auto Repair & Service; 201462899; \$7122.91.  
 Farrell, Patrick: Kathleen; 201462889; \$6690.84.  
 Frumin, Michael; 201462873; \$1131.53.  
 Gilligan, James: Sherri; 201462868; \$2301.19.  
 Gilmore, Brian: Maureen; 201462864; \$1530.31.

Glazer, Ernest; 201462884; \$893.35.  
 Grady, Thomas: Theresa; 201462860; \$2226.00.  
 Griffing, Wayne; 201462878; \$1748.68.  
 Howell, Abdul: Smith, Carla; 201462883; \$5537.05.  
 Jurkiewicz, Clifford; 201462870; \$3444.07.  
 Kamin, Jay; 201462893; \$502.05.  
 Kancher, Barbara: Louis; 201462855; \$10181.84.  
 Mandell, Lee: Carol; 201462861; \$1647.28.  
 McMurtire, Charles; 201462896; \$6981.63.  
 McNeil, Richard; 201462888; \$4344.53.  
 Morris, Richard: Kristi; 201462876; \$832.90.  
 Myers, David: Kloss, Michele; 201462866; \$3033.89.  
 Ogden, Ashley; 201462852; \$821.73.  
 Olszewski, Edward; 201462894; \$7659.54.  
 Owen, Damian; 201462892; \$1701.95.  
 Pavlovich, Joseph; 201462885; \$826.06.  
 Polizzi, Thomas: Jeanne; 201462887; \$1653.30.  
 Presson, Teresa: Gregory; 201462871; \$6832.96.  
 Roberts, Elizabeth; 201462865; \$993.23.  
 Rose, Todd; 201462869; \$3704.12.  
 Schopen, Christopher; 201462903; \$2358.87.  
 Silverman, Edward: Premier Immediate Medical Care Llc; 201462897; \$53427.88.

Taylor, Byron; 201462853; \$1537.21.  
 Thorogood, Elizabeth; 201462850; \$846.97.  
 Ventresca, Paul: Profera, Maria; 201462880; \$2581.4.  
 Vessel, William: Michelle; 201462875; \$2673.21.  
 Wagenhoffer, Charles: Susan; 201462854; \$2657.34.  
 Wagner, Jerry; 201462879; \$1063.49.  
 Wallace, Andrea; 201462862; \$1164.92.  
 Weltzin, Fredrick; 201462890; \$15994.31.  
 White, Edward: Miriam; 201462859; \$1343.74.  
 Williams, George; 201462863; \$2265.29.

**PERKIOMEN VALLEY SCHOOL DIST. -**  
**entered municipal claims against:**

Gintz, Peter; 201425607; \$5606.91.  
 Tocini, Margaret: Estate Of Sophia A Grabowski; 201425862; \$3576.76.

**POTTSGROVE SCHOOL DIST. -**  
**entered municipal claims against:**

Petrucelli, Lynnda; 201425700; \$4543.65.  
 Sunnyville Partners Ii Llp; 201425705; \$5381.95.

**POTTSTOWN BORO. AUTH. -**  
**entered municipal claims against:**

Care, Doris; 201425703; \$610.11.  
 Himes, David: Heather; 201425821; \$184.15.  
 Moyer, Christopher; 201425815; \$366.10.  
 Moyer, Christopher; 201425820; \$129.60.

**POTTSTOWN BORO. -**  
**entered municipal claims against:**

Kenna, Kevin; 201425828; \$280.61.

**UNITED STATES INTERNAL REV. -**  
**entered claims against:**

Badawy, Samy: Shawe, Toby; 201470798; \$72226.33.  
 Baumstein, Samuel: Janis; 201470814; \$32379.01.  
 Brian Mudri Inc; 201470811; \$9360.00.  
 Fonash, John: Fonas, Marlene; 201470802; \$9352.60.  
 Geyer, Timothy; 201470804; \$220083.89.  
 Geyer, Timothy; 201470805; \$195314.65.  
 Goldman-Toole, Sherle; 201470800; \$8493.68.  
 K P Construction Inc: Mark Katona Roofing; 201470803; \$13881.12.

Kancher, Louis; 201470816; \$44722.90.  
 Lapensohn, Howard; 201470801; \$233520.64.  
 Robert Ellis Auto Inc; 201470809; \$31394.70.  
 Satori Group Inc; 201470812; \$130286.35.

**UPPER DUBLIN SCHOOL DIST. -  
 entered municipal claims against:**

Racquet Realty Partners Llp; 201425701; \$60261.97.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Shackleton, Cindy; 201425697; \$3504.04.

**UPPER POTTSGROVE TWP. -  
 entered municipal claims against:**

Meeker, Edward; 201425818; \$531.13.  
 Meeker, Edward; 201425819; \$1174.63.  
 Tucker, Malcolm: Nichole; 201425816; \$644.50.

**WISSAHICKON SCHOOL DIST. -  
 entered municipal claims against:**

Brown, George: Jeanne; 201425822; \$12050.37.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending September 23, 2014**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

ADAMSKI, GLADYS M. - Pottstown Borough;  
 Adamski, Michael G., 215 Wilson Street  
 Pottstown, PA 19464.  
 BROWN, EDWARD B. - Norristown Borough;  
 Brown, Mary, 1115 Markley Street  
 Norristown, PA 19401.  
 CHRISTY, DOROTHY M. - Upper Gwynedd Township;  
 Christy, Harold A., Jr., 510 Oak Drive  
 Harleysville, PA 19438; Wayland, Terry L.,  
 118 Heartwood Drive Lansdale, PA 19446.  
 COOKE, MICHAEL T. - Bridgeport Borough;  
 Moore, Peter E., 589 Skippack Pike  
 Blue Bell, PA 19422.  
 DEWITT, IVORY L., JR. - Whitemarsh Township;  
 Durham-Dewitt, Katrina, 107 Fernway Circle  
 Blue Bell, PA 19422.  
 DOUGLAS, DOROTHY G. - Abington Township;  
 Douglas, William G., 4125 Harrison St. Nw  
 Washington, DC 20015.  
 EDELMAYER, GLENN K. - Upper Gwynedd Township;  
 Chambers, Diane E., 592 West Prospect Avenue  
 North Wales, PA 19454.  
 FLOCK, MANFRED J. - Springfield Township;  
 Flock, Maxine M., 7949 Pleasant Avenue  
 Wyndmoor, PA 19038.  
 FRICK, RALPH W., SR. - Limerick Township;  
 Frick, Lawrence E., 473 N. Evans Street  
 Pottstown, PA 19464.  
 HINKLE, JOANE P. - West Norriton Township;  
 Hinkle, John J., 3031 W. Germantown Pike  
 Eagleville, PA 19403.  
 KEENEY, ANN - Whitemarsh Township;  
 Keeney, Michael J., 4104 Hain Drive  
 Lafayette Hill, PA 19444.  
 MADDEN, MARY T. - Upper Dublin Township;  
 Madden, Charles D., 3225 Berry Brow Drive  
 Chalfont, PA 18914.

MCBRIDE, JOHN F., JR. - Royersford Borough;  
 McBride, Elaine H., 600 Church Street  
 Royersford, PA 19468.

PETTINE, MARK J. - Limerick Township;  
 Pettine, Kimberly A., 15 Church Road  
 Linfield, PA 19468.

PHILLIPS, ANNA D. - Upper Dublin Township;  
 Richardson, - Simmons Denise E.,  
 300 Girard Avenue Glenside, PA 19038.

STOKES, JEANNE M. - Lower Merion Township;  
 Hollinger, James L., 60 E. Penn Street  
 Norristown, PA 19404.

THOMPSON, SUSAN J. - Norristown Borough;  
 Pagano, Jessica, 521 Noble Street  
 Norristown, PA 19401.

TORRISI, MICHAEL A. - Collegeville Borough;  
 Torrisi, Sharon L., 1062 Hildebidle Road  
 Collegeville, PA 19426.

**SUITS BROUGHT**

**Week Ending September 23, 2014**

**The Defendant's Name Appears  
 First in Capital Letters**

AAA CAB CO: ELGANADI, ELSAYED -  
 State Farm Mutual Automobile Insurance;  
 201425548; Civil Action; Gluck, James.  
 AGLOW, ROBERT - Ge Capital Retail Bank;  
 201425682; Plaintiffs Appeal from District Justice.  
 AIELLO, PATRICIA - Wells Fargo Bank Na;  
 201425507; Complaint In Mortgage Foreclosure;  
 Wooters, Meridith H.  
 ALFRED ANGELO INC: ALFRED ANGELO  
 INVESTMENTS INC: CZECH, STEVEN, ET.AL. -  
 Piccione, Vincent; 201425568; Civil Action;  
 Troum, Neal R.  
 ALLISON, SHAWN - Portfolio Recovery Associates Llc;  
 201425474; Civil Action; Garvey, Mark R.  
 ALVAREZ, FERNANDO - Ledesma Marin, Diana;  
 201425672; Complaint Divorce; Botta, Nicholas.  
 ANDERSON, MELISSA - Portfolio Recovery  
 Associates Llc; 201425455; Civil Action;  
 Brown, Carrie A.  
 BALDWIN SCHOOL - Abrams, Ebony; 201425817;  
 Civil Action; Schuster, Kenneth R.  
 BARTLETT, LORA - State Farm Mutual Automobile  
 Insurance Company; 201425804; Civil Action;  
 Gluck, James.  
 BILLIG, RICHARD - Portfolio Recovery Associates Llc;  
 201425454; Civil Action; Brown, Carrie A.  
 BLASICK, MARK: ANNA: ANNA - Us Bank  
 National Association; 201425775; Complaint In  
 Mortgage Foreclosure; Williams, Robert.  
 BOLADO, JESSE - Portfolio Recovery Associates Llc;  
 201425543; Civil Action; Garvey, Mark R.  
 BROSAN-NERRO, JOY - Ferro, Michael;  
 201425735; Complaint Divorce.  
 BUKH, MIKHAIL - Ozerova, Oxana; 201425547;  
 Complaint Divorce.  
 CHICAGO TITLE INSURANCE COMPANY -  
 Damview Developoment Co; 201425689;  
 Civil Action; Zaid, Marc A.  
 CHOMIAK, NANCY - Umh Properties Inc; 201425725;  
 Defendants Appeal from District Justice.

CILIO, NICOLE - Portfolio Recovery Associates Llc; 201424282; Civil Action; Janello, Frank.

COHEN, PAUL - Nydick, Lynne; 201425537; Complaint Divorce; Tornetta, David A.

COURTLANDT COMMUNITY HOUSING DEVELOPMENT FUND CORPORATION: ARTEC CONSTRUCTION DEVELOPMENT CORP: OTIS ELEVATOR COMPANY - Martin, James; 201425640; Foreign Subpoena.

CUSHMAN, EDWARD: CHARLENE - Us National Association; 201425007; Complaint In Mortgage Foreclosure; Witmer, Benjamin E.

DECLEMENT, DAVID - Campisi, Anthony; 201425488; Civil Action; Litman, Donald S.

DICLAUDIO, SCOTT - American Express Centurion Bank; 201425562; Civil Action; Felzer, Jordan W.

DIEHL, MATT - Portfolio Recovery Associates Llc; 201424750; Civil Action; Brown, Carrie A.

DIEP, LISA - Discover Bank; 201425737; Plaintiffs Appeal from District Justice; Dougherty, Michael J.

DORFMAN, SHELLY - Martindale, Douglas; 201425726; Petition; Allard, Gregory J.

DRESSLER-CARRE, MARY: NORTH PENN VISITING NURSE ASSOCIATION INC: VNA FOUNDATION OF GREATER NORTH PENN - Doe, Jane; 201425542; Civil Action; Weber, Tina Marcy.

EDWARDS, LEA - Burruss, Eric; 201425125; Complaint for Custody/Visitation.

EGBE, MATTHEW: EHIME - Dirado, Carol; 201425572; Civil Action.

ELENBACK, JOSEPH: STACY - Krauth, Jacqueline; 201425734; Complaint In Mortgage Foreclosure; Legrow, Brian C.

FERNANDEZ, ANDRES - Fernandez, Sofia; 201425526; Complaint Divorce.

FISHER, ASHLEY: MARIN, ALEXANDER - Marin, Vilma; 201425124; Complaint for Custody/Visitation.

FITTPALDI, MARY: LAWN, ALOYSIUS - Estate Of Celine M Loher; 201425634; Civil Action; Cordes, Andrew J.

FITZPATRICK, JAMES - Portfolio Recovery Associates Llc; 201425540; Civil Action; Garvey, Mark R.

FOX SUBACUTE AT CLARA BURKE INC - Hop Energy Llc; 201425587; Civil Action; Koplove, Steven.

FREY, SUSAN - Frey, John; 201425511; Complaint Divorce.

GAGNON, FREDERICK - Vangrossi, Amanda; 201425728; Civil Action; Vangrossi, Paul E.

GAINY, PAMELA - Atlantic Credit And Finance Inc; 201425731; Plaintiffs Appeal from District Justice; Morris, Gregg L.

GREEN, CHERYL - Green, Eddie; 201425551; Complaint Divorce; Perry, Allan C.

GRZYWACZ, GARY - Grzywacz, Jacqueline; 201425470; Complaint Divorce; Shoemaker, Gerald L., Jr.

HICKEY, CAROL - Portfolio Recovery Associates Llc; 201425538; Civil Action; Garvey, Mark R.

HICKS, WAYNE - Bank Of New York Mellon; 201425717; Complaint In Mortgage Foreclosure; Donnelly, Caitlin M.

INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 542-CIO: DANESE, THOMAS: HEENAN, ROBERT - Upper Dublin Township; 201425693; Civil Action; Rees, Thomas D.

KEARNEY, KIM - Portfolio Recovery Associates; 201425510; Civil Action; Garvey, Mark R.

KORENBERG, DINA - Boytsov, Alex; 201425844; Complaint Divorce.

LAWN, ALOYSIUS: FITTPALDI, MARY - Estate Of Henry J Loher; 201425631; Civil Action; Cordes, Andrew J.

LEVINE, MELEA - Levine, Craig; 201425687; Complaint Divorce; Kempes, Richard S.

LEVINE, MELEA - Levine, Craig; 201425687; Complaint Divorce; Kempes, Richard S.

LIGHT PARKER FURNITURE COMPANY - Lms Interiors; 201425702; Plaintiffs Appeal from District Justice; Fiore, Christopher P.

LINTON, LEONARD - Wapnitsky, Amy; 201425461; Civil Action; Zafran, Jared S.

LYNCH, BOYD: PATRICIA - Markin, Dzmitry; 201425483; Civil Action; Bezpalco, Orest Ii.

MANNING, ALBERT: ESTATE OF THOMAS W MANNING: ESTATE OF THOMAS W MANNING, ET.AL. - Ocwen Loan Servicing Llc; 201425720; Complaint In Mortgage Foreclosure; Bates, Kenya.

MARESCA, MICHAEL: NADIA - Phh Mortgage Corporation; 201425499; Complaint In Mortgage Foreclosure; Bates, Kenya.

MCEWEN, PATRICIA: RAIMONDI, JOSEPH - Raimondi, Lori; 201425641; Complaint for Custody/Visitation.

MIHALCÍK, JENNIFER - Portfolio Recovery Associates Llc; 201425489; Civil Action; Garvey, Mark R.

MOLINARO, ASHLEY - Molinaro, Dylan; 201425545; Complaint for Custody/Visitation; Solomon, Don J.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Prudential Insurance Company Of America; 201425495; Appeal from Board of Assessment; Rienzi, Michael A.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Specialty Chemical Systems Inc; 201425575; Appeal from Board of Assessment.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: HATFIELD TOWNSHIP: NORTH PENN SCHOOL DISTRICT - Dgg Investments Llc; 201425600; Appeal from Board of Assessment; Fiorillo, John K.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: LOWER MERION SCHOOL DISTRICT: LOWER MERION TOWNSHIP - Parish, Lawrence; 201425651; Appeal from Board of Assessment; Fiorillo, John K.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: POTTSTOWN BOROUGH: POTTSTOWN SCHOOL DISTRICT - Testa, Robin; 201425776; Appeal from Board of Assessment; Fiorillo, John K.

NATASADRCA: BOGY CONSTRUCTION COMPANY: RADOJCIC, DARKO - Gunton Corporation; 201425723; Civil Action; Rosenwald, Lawrence S.

NATIONWIDE INSURANCE CO - Monaco, Paul; 201425722; Civil Action.

OPHTHALMIC PARTNERS - Martin, Ethel; 201425580; Civil Action; Moody, Adrian J.

ORGANTINI, JONATHAN - Grady, Fatina; 201425751; Civil Action; McInnis, Vernon A.

PANZA, CHRISTOPHER: GERALD: PAUL, ET AL. - Wells Fargo Bank Na; 201425713; Complaint In Mortgage Foreclosure; Bates, Kenya.

PASHLEY, DANIELLE: KAREN: KAREN - Pennymac Holdings Llc; 201425472; Complaint In Mortgage Foreclosure.

PASQUEAL, WILLIAM - Portfolio Recovery Associates Llc; 201424310; Civil Action; Janello, Frank.

PATEL, JAGDISHBHAI: HARSHAD: SUBWAY 53007 - Subway Real Estate Llc; 201425054; Complaint in Ejectment; Zucker, Jeffrey.

PECO - Montgomery County Transportation Authority; 201425715; Declaration of Taking Eminent Domain Gov.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Markey, Kyle; 201425473; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Allen, Jerome; 201425739; Appeal from Suspension/Registration/Insp.; Kelly, Joseph.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Minio, Michael; 201425742; Appeal from Suspension/Registration/Insp.; Bederman, Eugene.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Houlahan, Francis; 201425764; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Berger, Mary Kathleen; 201425781; Appeal from Suspension/Registration/Insp.

PRICE, CHRIS - Portfolio Recovery Associates Llc; 201424378; Civil Action; Janello, Frank.

RAMOS CAES, RAOUL - Sadler, Courtney; 201425716; Complaint Divorce.

RATH, GERALD - Portfolio Recovery Associates Llc; 201424290; Civil Action; Janello, Frank.

RENDON, KELLY - Rendon, Uriel; 201425831; Complaint Divorce; Goldberg, Michael D.

RK & DJ LLC: KAKADIA, PARITA: RAGHAV - Owens, Harold; 201425743; Foreign Subpoena.

ROSKO, JOSEPH - Bayshore Ford Truck Sales Inc; 201425695; Civil Action; Sandoval, Alicia.

SANCHEZ, LOUIS - Portfolio Recovery Associates Llc; 201425442; Civil Action; Garvey, Mark R.

SEYDEL, JANET: F SEYDEL CARP CONT: SEYDEL, JANET - American Express Bank Fsb; 201425556; Civil Action; Felzer, Jordan W.

SHOWERS, JARROD - Saltzer, Mindy; 201425200; Support/Exceptions.

SMITH, PHILIP - Smith, Lacey; 201425709; Complaint Divorce.

SPIZZIRRI, TARA - Spizzirri, Craig; 201425628; Complaint Divorce; Silver, Lynn B.

STOUDT, PATRICIA - First Niagara Bank Na; 201425490; Complaint In Mortgage Foreclosure; Dingerdissen, Michael.

SUTTER, TRICIA: COLE, GREGORY - Sutter, Nancy; 201425103; Complaint for Custody/Visitation.

THOMPSON, BRIAN - Altemos, Rich; 201425746; Plaintiffs Appeal from District Justice.

THOMPSON, DARRYL: TINA - Pennymac Loan Services Llc; 201425465; Complaint In Mortgage Foreclosure; Dingerdissen, Michael.

UNKNOWN - Ovrutsky, Roman; 201425441; Petition. WANG, ZHENG - Yuan, Zheng; 201425502; Complaint Divorce.

WARSHAW, STEPHANIE: LUKE, STEPHANIE - Luke, Joseph; 201425694; Complaint Divorce; Schwartz, Lee A.

WASHINGTON, THOMAS - Hark, Richard; 201425785; Defendants Appeal from District Justice.

WATCHDOG STORAGE LLC - First Priority Bank; 201425850; Complaint In Mortgage Foreclosure; Cook, Karen H.

WHITALL, MICHAEL - Whitall, Victoria; 201425796; Complaint Divorce; Eisenberg, Michael E.

WHITEHAWK, QUINBY - Whitehawk, Danielle; 201425832; Complaint Divorce; Fox, Leon H., Jr.

WILLIAMS, CYNTHIA - Portfolio Recovery Associates Llc; 201425439; Civil Action; Garvey, Mark R.

WILSON, JAMIL - Brown, Junine; 201425157; Complaint for Custody/Visitation.

WOODWARD, FRANK - Ball, Melissa; 201424649; Complaint for Custody/Visitation; Famous, Natalie L.

YETMAN, ROBERT: DAWN - Bank Of America Na; 201425493; Complaint In Mortgage Foreclosure; Dietterick, Scott A.

YUN, JIE - Wells Fargo Bank Na; 201425467; Complaint In Mortgage Foreclosure; Woeters, Meridith H.

ZAWISLAK, KIM: OCCUPANTS - Colonial Savings Fa; 201425808; Complaint in Ejectment; Lobb, Jonathan.

ZIGENFUS, HELEN - Duckett, Kenneth; 201425669; Complaint for Custody/Visitation.

## WILLS PROBATED

### Granted Week Ending September 23, 2014

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ARCE, A. A - Cheltenham Township; Belk, James, 18 Emajagua San, JUAN 00913.

BAILS, JOHNLIE L. - Norristown Borough; Bails, John D., 5326 Sandy Point Lane Clifton, VA 20124-0942.

BOSLER, CLARENCE W. - Worcester Township; Bosler, Thomas S., 360 Levengood Road Douglassville, PA 19518; Macdonald, Mary B., 25 Bricks Way Sellersville, PA 18960.

BOSLER, JEAN W. - Towamencin Township; Bosler, Thomas S., 360 Levengood Road Douglassville, PA 19518; Macdonald, Mary B., 25 Bricks Way Sellersville, PA 18960.

BROOKS, SAMUEL - Upper Moreland Township; Edelson, Allen, 1006 E. Montgomery Avenue North Wales, PA 19454.

CARTER, MARGARET A. - Springfield Township; Carter, Andrew G., Sr., 106 Montgomery Avenue Erdenheim, PA 19038.

DENBY, IOLA M. - Collegeville Borough; Denby, Susan B., 135 Bennington Road Phoenixville, PA 19460.

DIAMICIS, ROSEMARY K. - Lower Merion Township; Harrell, Susan E., 193 School Street Bala Cynwyd, PA 19004.

DINNOCENTI, EUGENE C. - Pottstown Borough; Dinnocenti, Helen, 1133 Wilson Street Pottstown, PA 19464.

DOAN, ROBERTA M. - Lower Merion Township; Doan, Gilbert E., Jr., 142 Drexel Road Ardmore, PA 19003.

DORR, BERNICE M. - Franconia Township; Dorr, Bruce W., 106 Kohler Road Kutztown, PA 19530.

DRIEDGER, ARTHUR R., JR. - Whitpain Township; Driedger, Carl H., 355 Mount Hope School Road Willow Street, PA 17584.

FREAS, WILFRID P. - Upper Frederick Township; Bienkowski, Holly, 19710 126Th Avenue Ne Bothell, WA 98011.

GREE, HOMER L. - Lower Moreland Township; Greer, Walter, 10 Belmar Road Hatboro, PA 19040.

GUEST, CHARLES E. - Lower Gwynedd Township; Luke, John R., 53 Swallow Hill Road Carnegie, PA 15106.

HALL, LYNNE M. - Salford Township; Hall, Michael, 32 Shagbark Lane Douglassville, PA 19518.

HALLIGAN, TERESA M. - Springfield Township; Halligan, Edward, 7 Ronald Circle Oreland, PA 19075; Halligan, Joseph, 124 Azalea Way Flourtown, PA 19031; Halligan, Robert, 3227 Sawmill Rd Newtown Square, PA 19073.

HARTLEY, DOLORES R. - Lower Providence Township; Krauss, Dolores A., 211 Sunnyside Avenue Norristown, PA 19403.

HAYES, MARY A. - Whitpain Township; Maier, Kathleen A., 208 Douglas Avenue Charlottesville, VA 22902-5749.

HIRST, WILLIAM C. - Upper Moreland Township; Evans, Helen, 4325 Shoemaker Road Huntingdon Valley, PA 19006.

HOFFMANN, JOAN G. - Lower Gwynedd Township; Hoffmann, Edward M., 1868 Acorn Lane Abington, PA 19001; Shackney, Judith H., 331 Denniston Avenue Pittsburgh, PA 15206.

JOHNSON, ELIZABETH F. - Lower Merion Township; Johnson, David H., 5814 Cavalier Drive Roanoke, VA 24018.

KAPLAN, GRACE - Horsham Township; Kaplan, Lee, 610 W. Upsal Street Philadelphia, PA 19119; Kaplan, Richard D., 1425 Garrison Drive Ambler, PA 19002.

KELLEY, DONALD E. - Whitemarsh Township; Kelley, Phyllis K., 347 Stenton Avenue Plymouth Meeting, PA 19462.

KING, LEON - Abington Township; King, Diane A., 1515 The Fairway Rydal, PA 19046.

LEON, PETER - Lower Merion Township; Leon, Joan S., 300 Meadow Lane Merion Station, PA 19066; Leon, Stuart, 863 Winter Road Rydal, PA 19046.

MCANDREWS, ETHNE - Hatboro Borough; McAndrews, Sean, 333 Union Street Hatfield, PA 19440.

MCCLOSKEY, EUGENE F. - Montgomery Township; Gaul, Elizabeth, 106 Simpson Court North Wales, PA 19454.

MILLER, RICHARD N. - Limerick Township; Miller, Stephen R., 8 Roberta Lane Royersford, PA 19468.

MISZCZUK, STANLEY - Cheltenham Township; Miszczuk, Janet P., 645 Ashbourne Road Cheltenham, PA 19012.

MONACHESE, JESSAMINE - Upper Gwynedd Township; Ehrhart, Teresa M., 730 Smoke Pipe Lane Harleysville, PA 19438; Muller, Joan M., 304 Fell Lane Schwenksville, PA 19473.

MURRAY, DANIEL A. - North Wales Borough; Heron, J. T., 219 Fayette Street Conshohocken, PA 19428; Murray, Kevin P., 820 Susquehanna Road Rydal, PA 19046.

NISSEL, FRANK R. - Whitemarsh Township; Lewis, Nancy L., 104 Inverness Drive Blue Bell, PA 19422.

PHILLIPS, D. T - East Greenville Borough; Milillo, Susan J., 311 W. Baldwin Street Hackettstown, NJ 07840; Phillips, Eric G., 1911 Wildwood Avenue Nashville, TN 37212.

ROTH, CHARLES H. - Upper Frederick Township; Walling, Robert R., 4034 Deer Track Court Mint Hill, NC 28227-8269; Walling, Stephanie, 4034 Deer Track Court Mint Hill, NC 28227-8269.

SANER, SUZAN - Lower Merion Township; Wolff, Deborah H., 422 W. Mermaid Lane Philadelphia, PA 19118.

SCHEUER, PATRICIA M. - Lower Moreland Township; Scheuer, Conrad C., 150 Proper Drive Huntingdon Valley, PA 19006.

TOWNSEND, JOHN B., JR. - Lower Gwynedd Township; Townsend, Marguerite K., 728 Norristown Road Lower Gwynedd, PA 19002.

WAUSNOCK, DENNIS L. - Pottstown Borough; Garner, Charles D., Jr., 800 E. High Street Pottstown, PA 19464.

WOLLMAN, MARK J. - Jenkintown Borough; Wollman, Cynthia F., 400 Newbold Road Jenkintown, PA 19046.

ZASLOW, MORTON H. - Cheltenham Township; Zaslow, Stacy A., 34B Pine Cove Mt. Laurel, NJ 08054.

ZUSSMAN, SAMUEL D. - Lower Merion Township; Druckman, Holly Z., 23 Terrell Drive Washington Crossing, PA 18977; Frank, Marc, 753 Mt Moro Villanova, PA 18095.

## RETURN DAY LIST

October 20, 2014  
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Americhoice Federal Credit Union v. Ross - Petition to Strike off Default Judgment (Seq. 139) Only Docket #201212383 - **D. Dethlefs**.
2. Asset Acquisition Group, LLC v. Thumm - Motion to Compel (Seq. 11 D) - **M. Dougherty**.
3. Asset Acquisition Group, LLC v. Wunder - Motion to Compel (Seq. 11 D) - **M. Dougherty**.
4. Bank Express International, Inc. v. 1899 HI, Inc. - Plaintiff's Motion to Compel Defendant, BTM Vending, LLC to Fully and Completely Respond Without Objections to Plaintiff's Request for Production of Documents (Seq. 39d) - **D. Gould - C. McCabe**.

5. Barbera v. Bryn Mawr Aesthetic Plastic Surgery - Plaintiff's Motion to Compel Discovery (Seq. 20) - **S. Gold - E. Easterly.**
6. Barclays Bank Delaware v. Wilson - Motion for Leave to File Amended Complaint Nunc Pro Tunc (Seq. 11) - **F. Weinberg - J. Filice.**
7. Baylor v. Janett - Petition to Withdraw as Counsel (Seq. 11) - **M. Van Der Veen - R. Pugh.**
8. Bell of Pennsylvania v. Brown - Petition to Strike/Vacate Judgment - **S. Ernst - E. Guyer.**
9. Branch Banking and Trust Company v. Cramer - Plaintiff's Motion to Reassess Damages (Seq. 13) - **J. Krohn.**
10. Carson v. Wayne Carmint Landscaping, Inc. - Motion for Judgment of Non Pros (Seq. 19) - **J. Cappelli - M. Henry.**
11. Cassel v. Uprise II, Inc. - Motion to Compel Plaintiff's Answers to Discovery - **J. Hickey - F. Miller.**
12. Cayman Collection Services, LLC v. Stone - Plaintiff's Motion to Compel Answers to Discovery Directed to Defendants - **N. Stein.**
13. Chubb Indemnity Insurance Company v. Philomeno and Salamone - Motion to Consolidate Only Docket #201322079 - **T. Harrity - M. Parisi.**
14. Cohen v. Belin - Defendant's Motion to Compel Plaintiff, Marcella Cohen's Records from Sky Medical Associates, P.C. - **W. Bishop - L. Sabato.**
15. Deljesus v. Pierson - Motion to Compel Plaintiff's Depositions (Seq. 9 D) - **B. Ginsburg - J. Branca.**
16. Delp v. Univest Insurance, Inc. - Plaintiff's Motion to Compel Defendants' Responses to Plaintiff's First Request for Interrogatories (Seq. 59) - **S. Goldblum - S. Ludwig.**
17. Diraz v. Elzayatte - Petition to Withdraw as Counsel (Seq. 88) - **D. Dubin - C. Coval.**
18. Dirico v. Stinson - Petition for Leave to Withdraw as Counsel (Seq. 61) - **M. Doll.**
19. Doctor Office Management Incorporated v. Databridge Software, Inc. - Plaintiff's Motion to Compel Discovery Responses, First and Supplemental on 9/17/14 to Jeffrey W. Ogren and Fred M. Feder (Seq. 69 D) - **R. Keenan - K. Hirsch.**
20. Donnelly v. Rheumatology Specialty Center - Defendant's Motion to Compel Plaintiffs' Discovery Responses (Seq. 39) - **A. Kessler.**
21. Dorang v. Genesis Healthcare, LLC - Plaintiff's Motion to Compel Full and Complete Responses to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 17) - **S. Weiss - M. Thirkell.**
22. Dreshertown Plaza, L.P. v. B'tween Friends, Inc. - Motion to Compel the Deposition in Aid of Execution of Defendant Andrea Taitelman (Seq. 42 D) - **D. Shafkowitz.**
23. Dreshertown Plaza, L.P. v. B'tween Friends, Inc. - Motion to Compel the Deposition in Aid of Execution of Defendant B'tween Friends, Inc., et al. - **D. Shafkowitz.**
24. Erb v. Quigley Bus Service, Inc. - Defendant's Motion to Compel Plaintiffs' Answers to Discovery - **A. Weiss - M. McGuire.**
25. Fordbey v. Gerhart - Plaintiff's Motion to Compel More Specific Responses to Plaintiff's Requests for Production of Documents to Defendant (Seq. 12) - **L. Fodera - J. Godin.**
26. Graham v. Song - Motion to Compel Answers to Interrogatories and Request for Production of Documents of Plaintiff Rodney Graham (Seq. 14 D) - **K. Saffren - C. Harrington.**
27. Great Northern Insurance Company v. Dorn Water Conditioning, Inc. - Motion to Discontinue With Prejudice (Seq. 17) - **B. Tishler - R. Michetti - J. Delany - A. Sherr.**
28. Green v. Senior - Motion to Compel Discovery (Seq. 27 D) - **J. Adler.**
29. Griffin-Jones v. Walmart Stores, Inc. - Motion to Compel Plaintiffs' Answers to Interrogatories and Request for Production of Documents (Seq. 41 D) - **M. Bleefeld - M. Kamin - A. Sherr.**
30. Hahn v. Ecybro Trucking Company - Motion to Compel Answers to Plaintiffs' Written Discovery Vehicles (Seq. 16 D) - **M. Bendo - R. Davis.**
31. Hibu, Inc. v. Casamento & Ratasiewicz, P.C. - Plaintiff's Motion to Compel Answers to Discovery (Seq. 23 D) - **M. Lessa - J. Ratasiewicz.**
32. ISN Bank v. Glick - Petition to Withdraw as Counsel (Seq. 109) - **A. Tabasso - S. Corbman - R. Saldutti.**
33. Jones v. Bak - Plaintiff's Motion for Extension of Time to File Certificate of Merit (Seq. 13) - **S. Rovner - K. Fox.**
34. Jordan v. Stanziola - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 18 D) - **M. Simon - A. Zabicki.**
35. JP Morgan Chase Bank, N.A. v. Alexaki - Motion to Strike Erroneous Satisfaction of Mortgage (Seq. 17) - **L. Tabas - A. Hincky.**
36. JP Morgan Chase Bank National Association v. Swogger - Defendant's Motion for Extension of Time (Seq. 3) - **A. Offazian.**
37. Kane v. Born - Defendant's Motion to Compel Additional Defendant's Answers to Interrogatories and Request for Production of Documents (Seq. 16 D) - **I. Schafer - T. Klosinski.**
38. Knots v. Hill - Petition to Withdraw Appearance (Seq. 10) - **J. Lee - K. McCloskey.**
39. Lepensohn v. Hytha - Motion to Compel More Complete Responses and for Sanctions (Seq. 192) - **D. Bennett - W. O'Brien - A. Hinkle - R. Pugh.**
40. Lehman v. Lehman - Petition to Withdraw as Counsel for Defendant (Seq. 140) - **B. Miller - F. Williams.**
41. Lilick v. Jacobs - Motion to Compel Plaintiff's Responses to Discovery Requests (Seq. 13 D) - **A. Nelson.**
42. Marcus v. Pottstown Medical Specialists - Motion to Withdraw as Counsel (Seq. 77) - **P. Gaffney - M. McGilvry.**
43. McMillan Individually and as Administratrix of the Estate of Craig Price, Deceased v. Farkas - Motion to Dismiss (Seq. 8) - **J. Almquist.**
44. Monaghan v. Pulcinella - Defendant's Motion to Amend Answer to Complaint Nunc Pro Tunc (Seq. 16) - **R. Adshead - M. O'Toole.**
45. Montoya v. Sorathia - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 13) - **A. Sciolla - J. Mayers.**
46. Montoya v. Sorathia - Plaintiff's Request for Production of Documents Addressed to Defendant (Seq. 14) - **A. Sciolla - J. Mayers.**
47. Ovrutsky v. Meller - Motion to Compel Discovery (Seq. 10 D) - **J. Kalman - M. Haber.**
48. Patterson Dental Supply, Inc. v. Sulzbach - Plaintiff's Motion to Compel Defendant's Deposition (Seq. 6 D) - **B. Kreleng - T. Bielli.**
49. Penna v. McLane - Defendants' Motion to Compel IME of Plaintiff - **A. Riemenschneider - S. Stenson.**
50. Pieragostini v. Ingersoll - Defendant's Motion to Compel Discovery (Seq. 20) - **L. Ciccarelli - W. Robinson.**

51. Poston v. Moffett - Motion to Compel Plaintiffs' Answer to Discovery (Seq. 9) - **G. Mullaney**.
52. Priorities, Inc. v. Mirarchi - Defendants Ralph F. Mirarchi, Jr. and Mirarchi Brothers, Inc. - Motion for Sanctions - **C. Coval - D. Makar**.
53. RBS Citizens, N.A. v. Berman - Plaintiffs' Motion to Reassess Damages (Seq. 21) - **R. Cusick - M. Gallagher**.
54. Ruttenberg v. Ruttenberg - Plaintiffs' Motion to Compel Defendant's Depositions - **M. Dumack - M. Boyle**.
55. Santander Bank, N.A. v. Bray - Motion to Reassess Damages (Seq. 16) - **J. Krohn**.
56. Scipio v. Cook - Defendant's Motion to Compel Supplemental Discovery (Seq. 20) - **R. Margolis - M. Popper**.
57. The Bank of New York Mellon v. Skalecki - Plaintiff's Motion for Leave to File a Reply in Support of Preliminary Objections (Seq. 19) - **S. Filippello - A. Cotlar - R. Warring**.
58. Thier v. Cherrybon - Petition of Charles W. Campbell for Leave to Withdraw as Counsel for Plaintiff (Seq. 64) - **C. Campbell - J. Godin**.
59. U.S. Bank, N.A. v. Barber - Petition to Divest Junior Liens (Seq. 41) - **C. Fliakos**.
60. U.S. Bank National Association v. Lipovoy - Defendant, Luginin's Motion to Strike/Open/Vacate Summary Judgment (Seq. 26) - **P. Wesner**.
61. U.S. Bank National Association as Trustee v. Walton - Petition to Set Aside Execution and Strike Judgment (Seq. 31) - **A. Marin**.
62. Vesci v. Kroesser - Motion to Compel Plaintiffs' Answers to Witness Interrogatories (Seq. 27 D) - **M. Steinberg - J. Lee - A. Moore**.
63. Vesci v. Kroesser - Motion to Compel Plaintiff's Discovery Responses (Seq. 23 D) - **J. Filice - J. Lee**.
64. Vrm v. Leinbach - Motion for Post Trial Relief (Seq. 6).
65. Vrm v. Leinbach - Motion for Stay.
66. Weaver v. Urquhart - Motion to Compel Discovery (Seq. 11 D) - **B. Wall - D. McCormick**.
67. Wells Fargo Bank v. Thiele - Motion to Reassess Damages (Seq. 22) - **M. Brushwood**.
68. Wells Fargo Bank, N.A. v. Lowes - Motion to Amend Caption (Seq. 6) - **J. Ackerman - E. Jensen**.
69. Wells Fargo Bank, N.A. v. Wright - Motion to Reassess Damages (Seq. 27) - **J. Kolesnik**.
70. Wierzbowski Administratrix v. Ferrara, M.D. - Defendants, Vincent L. Ferrara, M.D. and Ferrara Neurological Associates, LTD's Motion to Compel Plaintiff's Deposition (Seq. 32) - **H. Kane - G. Samms**.