

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 February 26, 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 March 26, 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 **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

First Publication

07-12924

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 by Alva L. Rogers, Engineer, Ardmore, Pennsylvania on September 11, 1923 and more fully described, as follows, to wit:

BEGINNING at a point in the middle line of Arnold Road at the distance of 277.3 feet measured South 20 degrees, 23 minutes East from the point of intersection of the middle lines of St. Pauls Road and Arnold Road; thence North 69 degrees, 37 minutes East passing through the center line of a partition wall dividing these from the premises to the North 127.48 feet to a point; thence, South 17 degrees, 58 minutes East, 42.76 feet to a point; thence, South 74 degrees, 15 minutes West, 126.01 feet to a point in the middle of Arnold Road; thence along the middle line of said Arnold Road North 20 degrees, 23 minutes West, 32.51 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Helen Winston, by Deed from Richard P. Miller, Administrator of the Last Will and Testament of Isabel C. Magee, dated 10/28/2004, recorded 11/15/2004, in Deed Book 5532, Page 2119.

Parcel Number: 40-00-01912-00-1.

Location of property: 137 Arnold Road, Ardmore, PA 19003-2801.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helen Winston** at the suit of U.S. Bank, National Association, as Trustee for RASC 2005KS1. Debt: \$168,651.17

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

09-01016

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots Nos. 8 to 15 inclusive, Section "C" on Plan of Lots Nos. 8 to 15 inclusive, Section "C" on Plan of part of Philmont Manor made for Philmont Manor Construction Company, by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, dated the Eighteenth day of June, A.D. 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pine Road (forty-six feet and five-tenths of a foot wide) at the distance of nine hundred twenty-four feet measured Northeastwardly along the said side of Pine Road from its intersection with the Northernmost terminus of a radius of round corner connecting the said side of Pine Road with the Northeastly side of Beech Road (fifty feet wide); thence extending along the Southeasterly side of Pine Road, North forty-three degrees, thirty-five minutes, fifty seconds East, ninety-one feet to a point in line of Lot No. 12 on said plan; thence extending along the same South forty-six degrees, twenty-four minutes, ten seconds East, one hundred sixty-six feet and nine one-hundredths of a foot to a point; thence extending South fifty-three degrees, thirty-seven minutes, thirty-three seconds West, ninety-two feet and forty-two one-hundredths of a foot to a point in line of Lot No. 10, on said plan; thence extending along the same North forty-six degrees, twenty-four minutes, ten seconds West, one hundred fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph F. Fischer, Jr., by Deed from Joseph F. Fischer, Jr. and Josephine Fischer, his wife, dated 09/03/1993, recorded 09/22/1993 in Book 5055, Page 516.

Parcel Number: 41-00-07429-00-9.

Location of property: 3269 Pine Road, Huntingdon Valley, PA 19006-4121.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph F. Fischer, Jr.** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$246,928.51.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

09-02290

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision of lands of Edward T. Robinson made by George B. Standbridge Associates, dated May 26, 1982 and revised December 9, 1982, said plan being recorded in Plan Book A-44, Page 360, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gwynedd Avenue (50 feet wide) said point of beginning being a corner of Lot 2, as shown on the above mentioned plan; thence extending from said point of beginning along Lot 2, as shown on the above mentioned plan South 44 degrees, 45 minutes East, 150 feet to a point in line of land now or late of John T. and Clara Swell, as shown on the above mentioned plan; thence extending along the same South 45 degrees, 5 minutes West, 170 feet to a diamond, as shown on the above mentioned plan; thence extending partly along the same and partly along land now or late of Robert, Sr. and Margaret Lowe, as shown on the above mentioned plan North 44 degrees, 45 minutes West, 150 feet to a point on the Southeasterly side of Gwynedd Avenue; thence extending along the same North 45 degrees, 5 minutes East, 170 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ferdinand Boco and Loreda Boco, his wife, by Deed from Abbie A. Lampe, dated 07/14/1995, recorded 07/20/1995 in Book 5119, Page 245.

Parcel Number: 56-00-03583-00-6.

Location of property: 227 Gwynedd Avenue, North Wales, PA 19454-2455.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Loreda Boco and Ferdinand Boco** at the suit of GMAC Mortgage, LLC. Debt: \$210,246.27.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

09-03876

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground, situate in **Upper Moreland Township**, (formerly Township of Moreland), County of Montgomery and State of Pennsylvania, described according to a survey thereof made by R.H. Bryan, C.E., Jenkintown, Pennsylvania for J. Walter Ruddach Estate and recorded on December 10, 1910 at Norristown, Pennsylvania in Deed Book 636, Page 500, as follows:

SITUATE on the Southeast side of Fitzwatertown Road (45 feet wide) at the distance of 225 feet Northeastward from the Northeast side of Sheldon Road (50 feet wide).

CONTAINING together in front or breadth on the said Fitzwatertown Road, 75 feet (each lot being 25 feet in front), and extending together in length or depth Southeastward between lines parallel with the said Sheldon Road as follows: Lot #1346 being on the Southwest line, 135.38 feet and on the Northeast line, 135.46 feet; Lot #1345 being on the Southwest line, 135.46 feet and on the Northeast line, 135.54 feet; and Lot #1344 being on the Southwest line, 135.54 feet and on the Northeast line, 135.62 feet.

BEING known and designated as Lots Numbered 1346, 1345 and 1344 on the said survey.

TITLE TO SAID PREMISES IS VESTED IN Gretta M. Dane, her heirs and assigns, in fee simple, by Deed from Gretta M. Dane, Administratrix c.t.a. of the Estate of Margaret E. Gaskin, Deceased, dated 09/15/1995, recorded 09/15/1995 in Book 5125, Page 1268.

Parcel Number: 59-00-07648-00-6.

Location of property: 117 Fitzwatertown Road, Willow Grove, PA 19090-2301.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gretta M. Dane** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank, f/k/a Washington Mutual Bank, F.A., Successor in Interest to Homeside Lending, Inc. Debt: \$122,509.66.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

09-11345

ALL THAT CERTAIN unit designated as Unit No. 101. Being a unit in Bethel Grant, a condominium located at the intersection of Morris Road, North Wales and Bethel Road in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in the Declaration of Condominium dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 172, with Amendment to Declaration of Condominium of Bethel Grant dated March 8, 1982 and recorded March 12, 1982, in the office aforesaid in Deed Book 4680, Page 1994, and also designated on the Declaration Plan dated May, 1975, and recorded in the office aforesaid in Condominium Plan Book No. 5, Page 32.

TOGETHER with an undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium, as amended, and which interest may be changed by Amendment thereto.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and the provisions, easements, covenants and provisions as contained in the above mentioned Declaration of Condominium and Declaration and Declaration Plan, as well as the Code of Regulations of Bethel Grant dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 204, with First Amendment to Code of Regulations dated October 6, 1986, and recorded in the office aforesaid in Deed Book 4816, Page 696.

THE GRANTEE for and on behalf of the grantee and the grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed covenant and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements, as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenant and agree that the unit conveyed by this Deed shall be subject to a charge for all amounts as assessed, and that, except in so far as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with the land and bind the unit hereby conveyed and all subsequent owners thereof. And whereas certain provisions of the Unit Property Act have been amended by the adoption of the Uniform Condominium Act of the Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Glenn B. Mangum and Kathleen S. Harris and Glenn B. Mangum, dated 05/07/2010, recorded 01/18/2011 in Book 5790, Page 2984.

Parcel Number: 67-00-01672-60-1.

Location of property: 101 Grant Road, Lansdale, PA 19446-6027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen S. Harris and Glenn B. Mangum** 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: \$326,140.24.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

09-18474

ALL THOSE THREE 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 Garden Avenue (forty feet wide) at the distance of two hundred and thirteen feet and nineteen one-hundredths of a foot Northeastward from the middle line of Upland Avenue (forty feet wide).

CONTAINING together in front or breadth on the said middle line of Garden Avenue sixty feet (each lot being twenty feet in front) and extending together of that width in length or depth Northwestward between lines at right angles to the said middle line of Garden Avenue one hundred and eighty feet.

BEING lots numbered 203, 202 and 201 on the said plan, which is recorded at Norristown, Pennsylvania, in Deed Book No. 830, Page 600.

BEING the same premises which Samuel J. Price, Sr. and Donna M. Price, husband and wife, by Deed dated January 26, 1990 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 4937, Page 2448, granted and conveyed unto Samuel J. Price, Sr. and Donna M. Price, husband and wife and James J. Price and Veronica G. Price, husband and wife, in fee.

Parcel Number: 36-00-04582-00-8.

Location of property: 254 Garden Avenue, Horsham, Horsham Township, Montgomery County, PA 19044.

The improvements thereon are: A frame two story cape cod dwelling containing 9 rooms, 1 1/2 baths, full basement and a two car detached garage on a lot 60 by 160 feet.

Seized and taken in execution as the property of **Samuel J. Price, Sr. and Donna M. Price, h/w and James J. Price and Veronica G. Price, h/w** at the suit of Hatboro Federal Savings. Debt: \$120,031.07.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

09-20405

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

BEGINNING at a point on the Southeast side of Stayman Drive (50 feet wide) said point also being the Northernmost Terminus of a round corner connecting the Southeast side of Stayman Drive with the Northeast side of Red Haven Road (50 feet wide); thence from said place of beginning and along the Southeast side of Stayman Drive North 24 degrees, 30 minutes, 42 seconds East, 85.76 feet to a point a corner of Lot #36; thence leaving the Southeast side of Stayman Drive and along Lot #36 South 65 degrees, 29 minutes, 18 seconds East, 103.97 feet to a point a corner of Lot #38; thence along Lot #38 South 45 degrees, 39 minutes, 56 seconds West, 117.38 feet to a point on the Northeast side of Red Haven Road; thence along Red Haven Road the (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 240 feet the arc distance of 54.90 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 14.30 feet to a point on the Southeast side of Stayman Drive and first mentioned point and place of beginning.

BEING Lot #37 on said plan.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Gennaro Scialla and Rosa Scialla, h/w, by Deed from Bradley B. Myers and Lettie A. Myers, h/w, dated 05/23/1996, recorded 05/29/1996 in Book 5148, Page 2379.

Parcel Number: 46-00-03087-22-4.

Location of property: 231 Red Haven Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gennaro Scialla and Rosa Scialla** 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., Successor by Merger to Bank United f/k/a Bank United of Texas f/k/a Bank United of Texas, FSB. Debt: \$160,609.04.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

09-30145

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

BEING further the same land and premises which J. Jeffrey Fox and Ann Marie Fox, husband and wife, by a Deed dated 02/23/04 and recorded 03/10/04 in Deed Book 5499, Page 944 did grant and convey unto Kenneth Belanger and Joann I. Belanger, husband and wife, their heirs and assigns, as Tenants by the Entirety.

Parcel Number: 66-00-02038-36-2.

Location of property: 1840 Ferguson Lane, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kenneth Belanger a/k/a A. Kenneth Belanger and Joann I. Belanger** at the suit of Wells Fargo Bank, N.A., Solely as Trustee for RMAC REMIC Trust, Series 2009-10. Debt: \$798,173.99.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-07199

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision prepared for Laverne Clemens, by Urwiler & Walter, Inc., dated 8-21-1986 and last revised 11-15-1986 and recorded in Plan Book A-48, Page 50, as follows, to wit:

BEGINNING at a point on the Northerly side of the cul-de-sac at the end of Lori Lane (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Northwesterly side of Freed Road, viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; (2) North 78 degrees, 48 minutes, 40 seconds West, 384.40 feet to a point; (3) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.03 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 49.23 feet to the place of beginning; thence extending from said point of beginning, Southwestwardly along said cul-de-sac on the Northerly side of Lori Lane on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 68.29 feet to a point; a corner of Lot No. 10 on said plan; thence extending along the same, and also along Lot No. 8, the 2 following courses and distances, viz: (1) North 54 degrees, 01 minute, 14 seconds West, 266.94 feet to a point; and (2) North 39 degrees, 32 minutes, 14 seconds East, 417.19 feet to a point in line of land now or late of John and Ruth Baumgartner; thence extending along the same and also partly along land now or late of Paul and Helene Satko, South 54 degrees, 07 minutes, 24 seconds East, 189.62 feet to a point, a corner of Lot No. 6; thence extending along the same, the 2 following courses and distances, viz: (1) South 35 degrees, 52 minutes, 36 seconds West, 176.15 feet to a point; and (2) South 11 degrees, 11 minutes, 20 seconds West, 205.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph John Hanrahan and Lynn Marie Hanrahan by Deed from World Savings & Loan Association dated 04/15/2002, recorded 05/14/2002 in Book 5407, Page 1938.

Parcel Number: 50-00-01631-20-9.

Location of property: 117 Lori Lane, Harleysville, PA 19438-2016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph John Hanrahan and Lynn Marie Hanrahan a/k/a Lynn M. Hanrahan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, 2004-BC5. Debt: \$381,967.27.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-16970

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for David MacFarland by Urwiler & Walter, Inc., Registered Surveyor, dated July 13th, 1984, as follows, to wit:

BEGINNING at a point on the Southeasterly side ultimate right-of-way line of Cressman Road (33 feet wide legal right-of-way), a corner of this and Lot No. 3 as shown on above mentioned plan, said point being measured the (3) following courses and distances from a point of intersection of the center line of Cressman Road and the center line of Shady Nook Road (no width given): thence (1) extending along the center line of Cressman Road in a Southwestwardly direction 1350.00 feet (more or less) to a point; thence (2) through the bed of Cressman Road South 37 degrees, 14 minutes, 46 seconds East, 40.17 feet to a point, a corner on the Southeasterly side ultimate right-of-way line of Cressman Road; thence (3) extending along the Southeasterly side ultimate right-of-way line of Cressman Road South 47 degrees, 20 minutes West, 200.00 feet to the point and place of beginning; thence extending from said point of beginning and along Lot No. 3 as shown on the above mentioned plan, South 37 degrees, 14 minutes, 46 seconds East, 366.32 feet to a point a corner in line of Lot No. 2 as shown on the above mentioned plan; thence extending along the same South 47 degrees, 30 minutes West, 26.84 feet to a point, a corner in line of Lot No. 5 as shown on above mentioned plan; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) South 52 degrees, 26 minutes, 56 seconds West, 328.86 feet to a point, a corner; thence (2) North 06 degrees, 46 minutes, 04 seconds West, 413.96 feet to a point, a corner in the Southeasterly side ultimate right-of-way line of Cressman Road; thence extending along the same North 47 degrees, 20 minutes East, 119.42 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Paul D. Grater and Jeanne A. Grater, by Deed from Paul M. Grater and Grace Y. Grater and Jeanne A. Grater and Paul D. Grater, dated 06/24/2002, recorded 10/09/2002 in Book 5429, Page 142. Parcel Number: 50-00-00501-10-6.

Location of property: 778 Cressman Road, Harleysville, PA 19438-2635.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Grater and Jeanne A. Grater** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$177,577.49.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-17181

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, described according to a Map of Property of Brandywine Village, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 18, 1959 which plan is recorded in the Office for the Recording of Deeds, etc. in and for the County of Montgomery aforesaid in Deed Book 2083, Page 691 etc., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Nancy's Lane (50 feet wide), at the distance of 145 feet measured South 18 degrees, 37 minutes East along said side of Nancy's Lane from its intersection with the Southeasterly side of William Road (50 feet wide) (both lines produced); thence extending from said beginning point along said side of Nancy's Lane South 18 degrees, 37 minutes East, 60 feet to a point; thence extending South 71 degrees, 23 minutes West along the center line of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the Southeast 125 feet to a point; thence extending North 18 degrees, 37 minutes West, 60 feet to a point; thence extending North 71 degrees, 23 minutes East, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 66 as shown on said plan.

OWNER OF RECORD: Scott Alexaki by Deed from Deborah Alexaki dated 8/11/06 and recorded 8/25/06 in Book 5614, Page 396.

Parcel Number: 58-00-14041-00-4.

Location of property: 145 Nancy's Lane, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank, National Association, as Trustee for Wamu Mortgage Pass-Through Certificates, Series 2006-AR13 Trust. Debt: \$218,074.11.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-36193

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

BEGINNING at a point on the Northeasterly side of Lafayette Street, at the distance of 30 feet, 10 and 1/4 inches measured Southeastwardly from Knox Street, a corner of this and house and lot of Grisdale and Lever; thence extending from said point of beginning Northeastwardly along the same and passing through the middle of a partition wall between this and said Grisdale and Lever's house, 81 feet to a four feet wide alley; thence extending along the said alley Southeastwardly 15 feet, 3/4 inches to a corner of Dr. Louis W. Read's land; thence extending along the same

Southwestwardly 81 feet, passing through the middle of the partition wall between this and said Read's house to the Northeasterly side of Lafayette Street, aforesaid; thence extending Northwestwardly along the said side of Lafayette Street, 15 feet, 3/4 inches to the first mentioned point and place of beginning.

Parcel Number: 13-00-19988-00-6.

Location of property: 727 West Lafayette Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Craig Atkins and Joyce E. Williams** at the suit of Norristown Municipal Waste Authority. Debt: \$1,565.14.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-08418

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 2 on a plan of lots laid out for Harper I. Bean, as recorded at Norristown, Montgomery County, Pennsylvania, in Deed Book 756, Page 600, and being bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the center line of Egypt Road (as laid out on said plan), at the distance of 97.10 feet measured Westwardly from a spike set in line of land of the Thomas Brown Estate, a corner of Lot Number 1, on said plan; thence extending along the said center line of Egypt Road, North 87 degrees, 45 minutes West, 25.00 feet to a point, a corner of Lot Number 3, on said plan; thence along Lot Number 3, North 02 degrees, 15 minutes East, 165.00 feet to a point, a corner in line of land now or late of Samuel Scheetz, on said plan; thence along said land, South 87 degrees, 45 minutes East, 25.00 feet to a point, a corner of Lot Number 1, aforesaid; thence along Lot Number 1, South 02 degrees, 15 minutes West, the line for a part of the distance extending through the center of the partition wall dividing the house hereon erected and the house on the adjoining lot, 165.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael F. Zielinski, by Deed dated November 22, 2004 and recorded December 1, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5534, Page 2817, granted and conveyed unto Michael F. Zielinski and Danielle Zielinski, husband and wife as Tenants by the Entirety.

Parcel Number: 63-00-01924-00-2.

Location of property: 13 Egypt Road, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael F. Zielinski and Danielle Zielinski, husband and wife as Tenants by the Entirety and United States of America** at the suit of Nationstar Mortgage, LLC. Debt: \$187,896.76.

Ashleigh Levy Marin, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-09350

ALL THOSE FOUR CERTAIN lots or tracts of land, together with the buildings and improvements thereupon erected, situate in **Pottstown Borough**, bounded and described in four separate tracts, as follows:

TRACT No. 1. Beginning at a point in the North line of High Street distant four hundred and eighty feet Westerly from the West line of York Street and at a corner of land of Albert S. Collins; thence along the said line Northerly one hundred and forty feet, four and one-half inches to a twenty feet wide alley, intended to be opened for the joint use of the grantor and grantee; thence Westerly along the same one hundred and fifty feet to a point, a corner of this and other land of the said grantor; thence Southerly and parallel with the first line one hundred and forty feet to the Northerly line of High Street aforesaid; thence Easterly along the same one hundred and fifty feet to the place of beginning.

TRACT No. 2. Beginning at a stake in a line dividing lands of the grantee from lands of the Grantor and distant one hundred and twenty-three feet, eight inches (123', 8") from the North line of High Street; thence along lands of the Grantor Westerly and parallel with High Street ninety-nine (99) feet to the Easterly line of Manatawny Street; thence along said street Northerly one hundred and seventy-eight feet, five inches (178', 5") to the South line of King Street; thence along the South line of said King Street Easterly two hundred and twenty-nine feet, three inches (229', 3") to a corner of land of Mathias Meuger; thence along said land and land of Estate of Annie Collins, Southerly one hundred and sixty feet, nine inches (160', 9") to a corner of land heretofore granted to the said Order of Owls; thence along said land Westerly one hundred and fifty (150') feet to a stake; thence along said land Southerly sixteen feet, four inches (16', 4") to the place of beginning.

TRACT No. 3. With the two dwelling houses thereon erected beginning at a point the Northeast corner of High and Manatawny Streets; thence by the North side of said High Street South seventy-four (74) degrees, forty-five (45) minutes East, one hundred and thirteen feet, two inches (113', 2") to property formerly of the Annie R. Evans Estate now of the Grantee herein; thence by the same North fifteen (15) degrees, fifteen (15) minutes East, one hundred and twenty-three feet, eight inches (123', 8") to a point a corner of this and other land of the said Grantee; thence by the same North seventy-four (74) degrees, forty-five (45) minutes West, ninety-nine (99') feet to the East line of Manatawny Street aforesaid; thence by the same South twenty-one (21) degrees, forty-six (46) minutes West, one hundred and twenty-four feet, four inches (124', 4") to the place of beginning.

TRACT No. 4 Being the lot of land lying between Manatawny Street and the Manatawny Creek (named in the Will "River"). Beginning at a point the Northwest corner of High and Manatawny Street; thence by the West side of said Manatawny Street North twenty-one (21) degrees, forty-six (46) minutes East, one hundred and thirty-four feet, four inches (134', 4") to a point a corner of this and land now or late of J. & H. Gabel Estate; thence by the same South thirty-eight (38) degrees, nine (9) minutes West, one hundred feet, ten inches (100', 10") to a point; thence South sixty-three (63) degrees, nine (9) minutes West, fifty-four (54) feet to a point, being in Manatawny Street or Mantawny Bridge; thence by the same the two following courses and distances, South sixty-four (64) degrees, fifty-seven (57) minutes East, twenty-four feet, four inches (24', 4") and South seventy-four (74) degrees, forty-five (45) minutes East, forty (40) feet to the place of beginning.

Parcel Number: 16-00-17116-00-4.

Location of property: 20 King Street, Pottstown, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Manatawny Association f/k/a The Owls Home Association of Pottstown, PA** at the suit of Pottstown School District. Debt: \$17,386.55.

Robert P. Daday, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-23750

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision "Fairway Estates" made for S. Paone, Inc. by Woodrow & Associates Inc., Municipal/Civil Consulting Engineers, dated 07/25/1997 and last revised on 05/07/1998 and recorded in Plan Book A-58, Page 67, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Wedge Way (50.00 feet wide) said point being a corner of Lot No. 21 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 21 South 28 degrees, 28 minutes, 59 seconds West, 210.38 feet to a point in line of lands of Limekiln Golf Course parking area; thence extending along the same North 48 degrees, 36 minutes, 24 seconds West, 205.67 feet to a point, a corner of Lot No. 23; thence extending along Lot No. 23 North 41 degrees, 10 minutes, 07 seconds East, 200.17 feet to a point on the Southwesterly side of Wedge Way; thence extending along the Southwesterly side of Wedge Way, the two (2) following courses and distances, viz: (1) South 48 degrees, 49 minutes, 53 seconds East, 121.03 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 38.75 feet to a point, a corner of Lot No. 21, aforesaid, being the first mentioned point and place of beginning.

BEING the same premises that Mark Laessig and Doreen E. Davis (now known as Doreen E. Laessig), by Deed dated 1/20/2004 and recorded 2/19/2004 in the County of Montgomery (as Document No. 2004032456) granted and conveyed unto Mark Laessig and Doreen E. Laessig, husband and wife, as Tenants by the Entireties, their heirs and assigns, in fee.

Parcel Number: 36-00-11384-21-7.

Location of property: 1158 Wedge Way, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Laessig a/k/a Mark W. Laessig and Doreen Laessig a/k/a Doreen E. Laessig and United States of America** at the suit of Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank. Debt: \$658,011.92.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-25202

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

BEGINNING at a point on the Northwest side of Osceola Avenue at the distance of two hundred and twenty-five feet Northeastward from the North side of Willows Avenue.

CONTAINING in front or breadth on the said Osceola Avenue twenty-five feet and extending of that width in length or depth Northwestward one hundred and sixty-two feet, six inches.

BEING the same premises which Harry E. Dankelmann, widower, by Deed dated 09-09-52 and recorded 09-17-52 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 2307, Page 578, granted and conveyed unto Carl Harrison and Alta Harrison, husband and wife as Tenants by the Entirety.

AND THE SAID Carl Harrison died in April 1969, leaving title vested solely to Alta Harrison.

Parcel Number: 30-00-50932-00-5.

Location of property: 416 Osceola Avenue, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Alta B. Harrison a/k/a Alta Harrison** at the suit of Wells Fargo Bank, N.A., s/b/m/t Wachovia Bank, N.A. Debt: \$143,288.39.

Anthony R. Distasio, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-25348

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has theretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424; a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438, and a First Amendment to Code of Regulations dated September 16, 1987 and recorded in Deed Book 4866, Page 294; a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925, Page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066, Page 500; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 245; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded May 20, 1977 in Deed Book 4201, Page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded August 18, 1977 in Deed Book 4230, Page 97; an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded September 6, 1977 in Deed Book 4235, Page 542; a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded December 5, 1977 in Deed Book 4262, Page 411; a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded December 30, 1977 in Deed Book 4270, Page 291; an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426; a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66; a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453, Page 417; a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63; a Fifteenth Amendment to Declaration of Condominium dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265; a Sixteenth Amendment to Declaration of Condominium dated August 20, 1980 and recorded August 28, 1980 in Deed Book 4555, Page 377; a Seventeenth Amendment to Declaration dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200; and an Eighteenth Amendment to Declaration dated May 9, 1984 and recorded May 10, 1984 in Deed Book 4735, Page 2402; and an amended Declaration Plan thereto made part of said Eighteenth Amendment recorded in Deed Book 4735, Page 2402, and a Declaration Plan dated December 5, 1972 and recorded May 11, 1973 in Condominium Plan Book 1, Page 77 being and designed on the Declaration Plan as Building Number 30 Unit Number 2201 as more fully described on such Sixteenth Amendment to Declaration of Condominium and Declaration plan.

TOGETHER with an undivided interest in the common elements (as defined in such Declaration of Condominium) of 0.4237% which interest may be reduced to not less than an undivided 1786% interest, within seven years from the date of recordation of the Declaration of Condominium by the execution and recording by grantor of one or more Amendments to the Declaration of Condominium pursuant to and in accordance with the provisions of Article VI of the Declaration of Condominium.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and reservations as contained and set in such Declaration of Condominium, Declaration Plan and Code of Regulations; and further under and subject to other restrictions, rights-of-way, easements and agreements of record.

TOGETHER with the benefits of and under and subject to the burdens of the terms, covenants and conditions contained in certain Declaration of Reciprocal Easements as now of record.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Cattani, by Deed from Lynne M. Phillips, dated 12/19/2005, recorded 12/30/2005 in Book 5585, Page 621.

Parcel Number: 53-00-05359-00-6.

Location of property: 2201 Mulberry Court, Lansdale, PA 19446-4342.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey A. Cattani** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$203,619.69.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-25829

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, bounded and described according to a Subdivision Plan of Carriage Homes Section as part of River Crest prepared for Lejeune Properties by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated March 1, 1999 and last revised March 15, 2002 and recorded in Montgomery County in Plan Book A-60, Page 415, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Quail Drive South (38 feet wide) which point of beginning is at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Northwesterly side of Mockingbird Circle; thence extending from said point of beginning, along the said Northeasterly side of Quail Drive South, the three following courses and distances, viz: (1) North 34 degrees, 18 minutes, 54 seconds West, 16.17 feet to a point of curve thereon; (2) Northwestwardly on the arc of a circle

curving to the right having a radius of 131.00 feet the arc distance of 21.52 feet to a point of tangent thereon; and (3) North 24 degrees, 54 minutes, 13 seconds West, 68.67 feet to a point, a corner of Lot No. 261 as shown on said plan; thence extending along the same, North 65 degrees, 05 minutes, 47 seconds East, 75.00 feet to a point, a corner of Lot No. 263 as shown on said plan; thence extending along the same, South 34 degrees, 05 minutes, 01 second East, 113.07 feet to a point on the said Northwesterly side of Mockingbird Circle; thence extending along the same, South 55 degrees, 41 minutes, 06 seconds West, 66.53 feet to a point of radial round curve thereon; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 262 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ronald Bookman, by Deed from Toll PA IV, L.P., dated 8/22/2005 recorded 9/7/2005 in Book 5569, Page 1932.

Parcel Number: 61-00-03839-00-6.

Location of property: 112 Mockingbird Circle, Phoenixville, PA 19460.

The improvements thereon are: Two story residential single family dwelling with garage.

Seized and taken in execution as the property of **Ronald E. Bookman** at the suit of Wells Fargo Bank, N.A., as Trustee, et al. Debt: \$473,468.80.

Chandra Arkema, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-28195

ALL THAT CERTAIN piece or parcel of land, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a record plan made for Lehigh Maple Corporation, made by Joseph J. Estock, Registered Surveyor, King of Prussia, Pennsylvania, dated January 26, 1979, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dorp Circle (fifty feet wide) said point being measured the four following courses and distances from a point on the Easterly side of Dorp Lane (fifty feet wide): (1) on the arc of a circle curving to the left, having a radius of twenty feet, the arc distance of twenty-one and twenty-four one-hundredths feet to a point; (2) South sixty-nine degrees, twenty minutes East, fifty-three and forty one-hundredths feet to a point; (3) on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty-two and thirty-six one-hundredths feet to a point and; (4) on the arc of a circle curving to the right, having a radius of fifty feet, the arc distance of one hundred two and thirty-six one-hundredths feet to the point of beginning; thence extending along Lot No. 2 on said plan, the two following courses and distances: (1) North seventy-nine degrees, fifty-eight minutes West, fifty feet to a point; and (2) North sixty-seven degrees, sixteen minutes East, one hundred eighty-five and thirty-seven one-hundredths feet to an iron pin; thence along lands now or late of L. Paul Scheidt, South twenty-six degrees, five minutes, thirty seconds West, two hundred thirty-six and seventy-three one-hundredths feet to a point; thence along Lot No. 4 on said plan the two following courses and distances: (1) North sixty-one degrees, three minutes, thirty seconds West, one hundred eight and forty one-hundredths feet to a point; and (2) North forty-four degrees, forty minutes West, fifty feet to a point on the Easterly side of Dorp Circle; thence along the same, on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w, dated 04/30/1998, recorded 05/11/1998 in Book 5225, Page 448.

Parcel Number: 33-00-02334-10-8.

Location of property: 103 Dorp Circle, Norristown, PA 19401-1775.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George L. Bruce** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$133,505.62.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-29687

ALL THAT CERTAIN message and lot or piece of land, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, being a part of Lot No. 136 on a plan of lots laid out on the farm of Issac Jones [the elder], deceased, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Sixth Avenue, at the distance of Sixty feet Northwesterly from Wells Street; thence Northeasterly at right angles to said Sixth Avenue, one hundred forty feet to a twenty feet wide alley laid out for the use of the lots bounding thereon; thence by and along the Southwesterly side of said Alley, Northwesterly, fifteen feet to a stake, a corner of this premises now or late of Francis Darran; thence Southwesterly by and along said premises and parallel with Wells Street aforesaid passing over the middle of cistern, and through the middle of a partition wall of the frame plastered dwelling on this and the one on the adjoining premises and through the middle of an entrance Alley, two feet and four-tenths of a foot wide under said dwelling, one hundred forty feet to Sixth Avenue easterly fifteen feet to the place of beginning.

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TOGETHER with the right and privilege of the cistern and pump to obtain water in common with owner or owners, occupier or occupiers of either adjoining premises, said cistern being on the line dividing this from the adjoining premises on the Northwest and the expense of keeping the cistern and pump in repair to be paid jointly by the owner of said premises.

BEING the same premises which Julia V. Mayer and Lorraine Gaasche conveyed unto Arthur A. Catenacci, III, and Helen M. Catenacci and recorded in Montgomery County Recorder of Deeds on January 12, 1981 Book No. 4596 Page 410.

TITLE TO SAID PREMISES being vested in Helen M. Catenacci, Surviving Tenant by the Entireties due to the demise of Arthur A. Catenacci, III, on August 3, 2005.

Parcel Number: 05-00-08444-00-2.

Location of property: 244 East Sixth Avenue, Conshohocken Borough, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Helen M. Catenacci** at the suit of Beneficial Savings Bank a/k/a Beneficial Bank. Debt: \$81,681.19.

Michael S. Bloom, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-31787

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the Northeast corner of Spruce and East Streets, being known as 601 Spruce Street, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northeast corner of Spruce and East Streets (sometimes called the Northwest corner); thence Northwardly along said East Street 140.00 feet, more or less, to a stake at the South side of Union Street; thence by the same, Eastwardly 60.00 feet, more or less, to a stake a corner Lot No. 91, now or late of John C. Smith; thence by the same Southwardly 140.00 feet, more or less, to a stake at the North side of Spruce Street; thence along the same, Westwardly 60.00 feet, more or less, to the place of beginning.

BEING Lot Nos. 89 and 90 on Plan of Missimer Farm Town Lots.

Parcel Number: 16-00-28152-00-2.

Location of property: 601 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Allen M. Craft a/k/a Allen M. Carft and Stefanie P. Plagens** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,148.87.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-32458

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a subdivision plan for Elmar Builders, by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania dated November 18, 1958, as follows, to wit:

BEGINNING at a point on the Southeast side of Chain Street (fifty feet wide) at the distance of one hundred fifteen feet Northeastwardly from the Northeast side of Logan Street (sixty-six feet wide); thence along the Southeast side of Chain Street North forty-one degrees, East twenty-two feet and fifty one-hundredths of a foot to a corner of Lot No. 10; thence along Lot No. 10 South forty-nine degrees, East the line for a part of the distance passing through the partition wall dividing the house erected thereon and the house on the adjoining lot one hundred thirty-four feet to a point; thence South forty-one degrees, West twenty-one feet and fifteen one-hundredths of a foot to a point in line of Lot No. 5; thence along Lots Nos. 5, 4, 3, 2 and 1 North forty-nine degrees, thirty-four minutes West, one hundred thirty-four feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w, dated 04/30/1998, recorded 05/11/1999 in Book 5255, Page 448.

Parcel Number: 13-00-07168-00-1.

Location of property: 1800 Chain Street, Norristown, PA 19401-2926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory F. Wallin and Lynda D. Wallin** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$103,128.62.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-34913

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, in the County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Final Plan of Property of William E. Nase, made by George Reid Nevells, Registered Surveyor, dated October 1, 1965, and revised March 1, 1966, which plan is of record in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book B-11, Page 66, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Crestwood Drive (sixty-four and eighty-five one-hundredths feet wide at this point), said point being a corner of these premises and on line of lands now or late of Edwin B. Moyer, which point is measured South forty-five degrees, fifty-one minutes West, five hundred two and fifty-two one-hundredths feet from a spike marking the intersection of the said Southwesterly line of Crestwood Drive (as produced) with the center line of Hunsicker Road (thirty-three feet wide); thence extending from said beginning point, now along the Southeasterly side of said Crestwood Drive, North forty-nine degrees, forty-nine minutes East, one hundred seventy-eight and six one-hundredths feet to a point of curve on the said Southeasterly side of Crestwood Drive (fifty feet wide at this point); thence still extending along the same along the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of one hundred eighty-three and sixty-six one hundredths feet to a point, a corner of Lot No. 10; thence extending along the same South thirty degrees, forty-four minutes West to hundred forty-six and fifty-eight one-hundredths feet to an iron pin, a corner of land, of Edwin B. Moyer aforesaid; thence extending along the same the next two following courses and distances, viz: (1) South forty-five degrees, fifty-six minutes West, fifty feet to an iron pin, a corner; and (2) North forty-five degrees, fifty-one minutes West, one hundred ninety-seven and thirty-one one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 1.0084 acres.

BEING Lot No. 11 on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Alfonso A. Garzon and Roberta J. Garzon, by Deed from John R. Gehret, by his Agent Ricky J. Gehret and Sharon J. Gehret, by her Agent Ricky J. Gehret dated 11/17/2006, recorded 11/30/2006 in Book 5626, Page 650.

Parcel Number: 34-00-01447-00-4.

Location of property: 772 Crestwood Drive, Telford, PA 18969-2414.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfonso A. Garzon a/k/a Alfonso A. Garzon and Roberta J. Garzon** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$405,861.00.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-35082

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Sunnyside Farms, prepared for Sunnyside Farms Partnership by Bursich Associates, Inc., dated 7/24/1990, last revised 8/1/1998 and recorded in Plan Book A-58, Page 146 and 147, as follows, to wit:

BEGINNING at a point of reverse curve, on the Northwesterly side of Juniper Street (50 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 34.61 feet from a point of curve on the Westerly side of Meadows Drive (50 feet wide); thence extending from said point of beginning and along the Northwesterly side of Juniper Street, aforesaid, along the arc of a circle curving to the left having a radius of 245.00 feet the arc distance of 67.16 feet to a point a corner of Lot No. 76 on said plan; thence extending along the same, North 23 degrees, 36 minutes, 48 seconds West, 117.02 feet to a point in line of Lot No. 74 on said plan; thence extending along the same, South 87 degrees, 14 minutes, 11 seconds East, 135.84 feet to a point on the Westerly side of Meadowview Drive, aforesaid; thence extending along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 34.61 feet to the first mentioned point and place of beginning.

BEING Lot No. 75 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin T. Boykins, son, by Deed from Arthur Mallory and Natalie Mallory, h/w, dated 11/17/2004, recorded 11/24/2004 in Book 5534, Page 860.

Parcel Number: 60-00-01612-23-6.

Location of property: 1287 Juniper Street, Pottstown, PA 19464-1948.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin T. Boykins a/k/a Kevin Boykins a/k/a Kevin Thomas Boykins and Kerri Snyder a/k/a Kerri Elieze Snyder** at the suit of Wells Fargo Bank, N.A. Debt: \$225,859.86.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-00593

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of lots of Fanwood Farms, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, on March 2, 1963 and last revised on June 14, 1963, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book No. A-7, Page 70, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Line Street (415 feet wide) which point is at the distance of 106 feet measured South 41 degrees, 20 minutes, 30 seconds West, along the said side of Line Street from a point of tangent, which point of tangent is at the arc distance of 31.42 feet measured along the arc of a curve, curve to the left, having a radius of 20 feet from a point of curve on the Southwesterly side of Bridle Path Drive (50 feet wide); thence extending from said beginning point and along line of Lot No. 7 said plan, South 48 degrees, 39 minutes 50 seconds East the distance of West the distance of 124 feet to a point; thence extending along line of lands now or late of George Feusner, as shown on said plan, South 48 degrees, 39 minutes, 30 seconds West the distance of 205.85 feet to a point on the Southeasterly side of Line Street aforesaid; thence extending along said side of Line Street North 41 degrees, 20 minutes, 33 seconds East the distance of 124 feet to the first mentioned point and place beginning.

BEING the same property as conveyed from Roger G. Clark to Joseph Demasi and Julia Demasi, as Tenants by the Entirety, as described in Book 05537, Page 1027, dated 08/23/2004, recorded 12/21/2004 in Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED IN Joseph Demasi and Julia Demasi, as Tenants by the Entirety by Deed from Roger G. Clark dated 08/23/2004, recorded 12/21/2004 in Deed Book 5537, Page 1027.

Parcel Number: 46-00-02485-00-7.

Location of property: 2079 North Line Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Demasi and Julia Demasi** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1. Debt: \$344,168.26.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-01822

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

BEGINNING at a point on the North side of Cherry Street at a corner of this and land of George Missimer, late of John Rudy; thence by the same Northwardly 140 feet to an alley; thence by the same Westwardly 20 feet to land of Mathias Kirby; thence by the same Southwardly 140 feet to Cherry Street aforesaid; thence by the same Eastwardly 20 feet to the place of beginning.

Parcel Number: 16-00-05120-00-3.

Location of property: 361 Cherry Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John Kolodziej** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,047.52.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

12-02515

ALL THAT CERTAIN unit in the property known, named and identified in the declaration referred to below as "Oak Hill Condominium" located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated 7/8/1988 and recorded 7/11/1988 in Deed Book 4879, Page 484 and the by-laws for said Condominium dated 7/8/1988 and Declaration Plan dated 7/8/1988 and recorded as part of the Declaration and first Amendment to Declaration dated 5/18/1989 and recorded 5/26/1989 in Deed Book 4912, Page 594; and Second Amendment dated 3/9/1990 and recorded 3/15/1990 in Deed Book 4940, Page 2142; and Third Amendment dated 6/25/1993 and recorded 9/13/1993 in Deed Book 5054, Page 826; Fourth Amendment dated 10/23/1995 and recorded in Deed Book 5131, Page 1558, being designated in such Declaration As Unit No. S-104 as more fully described in such Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 0.16300%.

BEING the same premises which Milton S. Krain, by Deed dated June 11, 2008 and recorded July 3, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5698, Page 2606, granted and conveyed unto Bernard R. Falkoff.

Parcel Number: 40-00-43168-04-6.

Location of property: 1637 Oakwood Drive, S104 also known as 1637 Oakwood Drive, Penn Valley a/k/a Narberth, PA 19072.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Bernard R. Falkoff** at the suit of Wells Fargo Bank, N.A. Debt: \$161,156.29.

Ashleigh Levy Marin, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-02865

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, being known as Unit No. 31, and fronting upon cul-de-sac No. 5, on the Subdivision Plan of "Wood Bridge Meadow", made by Serdy, Bursich & Associates, Inc., dated October 15, 1973, and last revised November 7, 1975, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Plan Book A-25, Page 80, which subdivision plan cancels, supersedes and replaces the Subdivision Plan of "Wood Bridge Meadow" bearing last revision date of April 2, 1974, as recorded in the office aforesaid in Plan Book A-22, Page 66, and which first mentioned plan was last revised on September 7, 1977 and recorded in the office aforesaid in Plan Book A-30, Page 17.

BEING the same premises which Ronald A. Bevil and Catherine A. Bevil, husband and wife, by Deed dated September 26, 1997, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5230, Page 746 & C., granted and conveyed unto Linda Groff and Thomas Groff, husband and wife, in fee.

Parcel Number: 39-00-02014-14-3.

Location of property: 5 Hunters Run Drive, Spring House, PA 19477-1107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Groff a/k/a Thomas A. Groff and Linda Groff a/k/a Linda A. Groff and Central Penn Capital Management, LLC** at the suit of Wells Fargo Bank, N.A. Debt: \$322,929.48.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-03425

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

BEGINNING at a point on the North side of Chestnut Street 76 feet, 6 inches Southeastwardly from Church Street; thence extending from said point of beginning Northwardly parallel with Church Street the distance of 30 feet; thence extending Northwestwardly parallel with said Chestnut Street the distance of 1 foot; thence extending Northwardly parallel with Church Street, the distance of 80 feet to Apple Tree Alley; thence extending along said alley Southeastwardly the distance of 14 feet, 6 inches to a corner; thence extending parallel with Church Street, Southwardly the distance of 110 feet to Chestnut Street; thence extending along the same Northwestwardly the distance of 13 feet, 6 inches to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain two feet wide alley adjoining to the Northwest (commencing at the distance of 30 feet from Chestnut Street and running parallel with said Church Street into said Chestnut Street) in common with the owners, tenants and occupiers of the others lots bounding thereon.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Camacci, by Deed from James M. Abrams, dated 04/08/2008, recorded 04/14/2008 in Book 5689, Page 251.

Parcel Number: 13-00-08596-00-4.

Location of property: 27 East Chestnut Street, Norristown, PA 19401-3954.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Camacci** at the suit of Wells Fargo Bank, N.A. Debt: \$79,078.65.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-03515

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Subdivision Section No. 2 made for Wissahickon Woods by F. Richard Urwiler, Professional Engineer, dated March 13, 1972, recorded in Norristown, Pennsylvania, in Plan Book A-20, Page 48, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Dickerson Road (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.68 feet from a point on the Northeast side of the Ultimate Right-of-Way line of Mill Road (ultimate width being 50 feet); thence extending from said point of beginning along said side of Dickerson Road North 38 degrees, 25 minutes East, 127.56 feet

to a point a corner of Lot No. 2 on said plan; thence extending along the same South 51 degrees, 35 minutes East, 175.00 feet to a point in line of DideIco Growth Investors; thence extending along the same South 38 degrees, 25 minutes, 12 seconds West, 138.06 feet to a point on the Northeast side of Mill Road; thence extending along the same North 51 degrees, 24 minutes, 41 seconds West, 165.03 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.68 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Robinson and Charlette Wallace, as Tenants in Common and not with the Right of Survivorship, by Deed from Federal National Mortgage Association, dated 11/17/1997, recorded 11/26/1997 in Book 5208, Page 351.

Parcel Number: 56-00-01847-00-5.

Location of property: 1183 Dickerson Road, North Wales, PA 19454-2337.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Robinson and Charlette Wallace** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates Series 2004-RP1. Debt: \$169,057.58.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

12-05500

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan and survey thereof made by Metz and Weir, Civil Engineers on 12/01/1920 and known as York Road Heights, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Maplewood Avenue (formerly Maple Avenue) (50 feet wide) at the distance of 75 feet Southeasterly from the intersection of the said side of Maplewood Avenue with the Southeasterly side of Grove Avenue, (50 feet wide).

CONTAINING in front or breadth on the said Maplewood Avenue 50 feet and extending of that width Northeasterly between parallel lines at right angles to the said Maplewood Avenue 158 feet.

UNDER AND SUBJECT to restrictions of record.

BEING Lots No. 182 and 183 on said plan.

BEING the same premises which Jacqueline Guenther, as Executrix of the Last Will and Testament of William L. Thompson, late, by Deed dated May 21, 2011 and recorded June 10, 2011 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5803, Page 1822, granted and conveyed unto Billie Jo Camacho.

Parcel Number: 30-00-41740-00-8.

Location of property: 2143 Maplewood Avenue, Abington, PA 19001-1004.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Billie Jo Camacho and Jacqueline Guenther, Executrix of the Estate of William L. Thompson** at the suit of Wells Fargo Bank, N.A. Debt: \$255,715.46.

Ashleigh Levy Marin, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

12-06030

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in the Second Ward of **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, C.E., April 17, 1919, as follows:

BEGINNING at a point on the Northerly side of Orange Avenue at the distance of ninety-five feet and eighty one-hundredths of a foot Westerly from the Westerly side of Spring Garden Street.

CONTAINING in front or breadth on Orange Avenue sixteen feet and extending of that in front or breadth on Orange Avenue sixteen feet and extending of that width in length or depth between parallel lines at right angles to Orange Avenue North forty-two degrees, fifty- minutes West, one hundred and fifty feet to line of land of George K. Knight Estate, Deceased.

BEING the same property conveyed to Bertha K. Chestnut and Trina D. Chestnut, her daughter from Bertha K. Chestnut, by Deed dated October 18, 1996, and recorded on November 22, 1996, in Book 5168, Page 1363.

TITLE TO SAID PREMISES IS VESTED IN Bertha K. Chestnut, by Deed from Bertha K. Chestnut and Trina D. Chestnut, dated 07/16/2009, recorded 09/09/2009 in Book 5743, Page 809.

Bertha K. Chestnut having departed this life on November 14, 2009. Said property vested to Estate of Bertha K. Chestnut.

Parcel Number: 01-00-03364-00-1.

Location of property: 27 Orange Avenue, Ambler, PA 19002.

The improvements thereon are: Two (2) story single family rowhouse.

Seized and taken in execution as the property of **Trina Chestnut, Administratrix of the Estate of Bertha K. Chestnut, Last Record Owner** at the suit of Generation Mortgage Company. Debt: \$137,678.73.

Chandra Arkema, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

12-08013

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Commonwealth of Pennsylvania, being 563 and 534 on Plan of Edgell Land Association and described, as follows:

BEGINNING on the Northwest side of Linden Avenue at the distance of 350 feet Northeastward from the Northeast side of Walnut Avenue; thence Northwest two hundred twenty feet to the Southeast side of Logan Avenue; thence Northeastward along the same twenty-five feet; thence Southeastward two hundred twenty feet to a point; thence Southwest on line parallel with Logan Avenue twenty-five feet to a point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN J. Wilhelm Gaston, by Deed from Federal National Mortgage Association, a/k/a Fannie Mae, dated 05/30/2007, recorded 06/29/2007 in Book 5653, Page 830.

Parcel Number: 54-00-10678-00-5.

Location of property: 328 Linden Avenue, Glenside, PA 19038-1108.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wilhelm J. Gaston a/k/a J. Wilhelm Gaston** at the suit of Wells Fargo Bank, N.A. Debt: \$101,890.86.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-09541

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #32, Block #9 on plan prepared for Conshohocken Realty Corporation by James Cresson, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Eleventh Avenue at the distance of two hundred sixty and one-half feet Northwesterly from the Westerly corner of said Eleventh Avenue and Freedley Street; thence extending Northwesterly along said side of said Eleventh Avenue, twenty-three and one-half feet more or less to a point; thence extending Southwesterly of that width in length or distance between parallel lines at right angles to said Eleventh Avenue, the Southeasterly line passing through the middle of a partition wall separating the house on this from the house on the adjoining lot, one hundred forty feet to the Northeasterly side of a certain twenty feet wide alley.

BEING the same premises that John V. Walski, by Deed dated 7/22/1996 and recorded 8/21/1996 in the County of Montgomery (in Book 5158, Page 1486) granted and conveyed unto John Walski, Jr. and Laurie Walski, h/w, his/her heirs and assigns, in fee.

Parcel Number: 05-00-01728-00-4.

Location of property: 423 West 11th Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Walski, Jr. and Laurie Walski** at the suit of Wells Fargo Bank, N.A., as Certificate Trustee (Not in its Individual Capacity but Solely as Certificate Trustee), in Trust for Registered Holders of VNT Trust Series 2010-2. Debt: \$203,177.83.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-09808

ALL THAT CERTAIN tract or piece of land, situate in **Worcester Township**, County of Montgomery, Commonwealth of Pennsylvania more particularly described on a Record Plan, Sheet 1 of 29, of Fawn Creek prepared for Vesterra Group, prepared by Robert E. Blue, Consulting Engineers, P.C. dated August 19, 1996, latest revised October 8, 1996, bounded and described, as follows:

BEGINNING at a point on the Easterly right-of-way line of relocated Hollow Road said point also being a common corner of now or formerly Lot 1 and now or formerly Zacharias Road; thence, from said point of beginning, and along a common boundary line of aforementioned Southwesterly sideline of Zacharias Road, South 48 degrees, 28 minutes, 30 seconds East, a distance of 282.24 feet to a point; thence, along a common boundary line with now or formerly Lot 2, South 41 degrees, 31 minutes, 30 seconds West, a distance of 375.49 feet to a point; thence, along the aforementioned Easterly right-of-way line of relocated Hollow Road, the following three (3) courses and distances: (1) North 21 degrees, 10 minutes, 23 seconds West a distance 51.18 feet to a point; (2) along the arc of a circle, curving to the right, having a radius of 420.00 feet, an arc distance of 348.44 feet to a point; (3) North 26 degrees, 21 minutes, 40 seconds East, a distance of 91.87 feet to a point, sold point being the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Philip Mascio and Beth Anne Mascio, by Deed from J. Willison Smith, III and Sarah S. Hathaway and Stephen K. Smith and Phyllis W. Smith, Executors of the Estate of J. Willison Smith, Jr., Deceased and Sarah S. Hathaway and Stephen K. Smith and Phyllis W. Smith, Executors as aforesaid, acting herein by and through their Attorney in Fact J. Willison Smith, III, duly appointed by Letter of Attorney dated 11-18-1996 and recorded in Power of Attorney Book 195, Page 1697, dated 01/26/2001, recorded 02/06/2001 in Book 5349, Page 662.

Parcel Number: 67-00-01914-00-8.

Location of property: 1760 Hollow Road, Collegetown, PA 19426-1460.

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The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip A. Mascio a/k/a Philip Mascio and Beth Anne Mascio a/k/a Beth Ann Mascio** at the suit of Nationstar Mortgage, LLC. Debt: \$1,303,628.02.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-11182

ALL THAT CERTAIN message or tenement and lot of land known as 217 Jefferson Avenue, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Jefferson Avenue distant North 49 degrees, 38 minutes West, 53 feet, 5 inches from the Westerly property line of Spruce Street; thence along the Westerly side of Jefferson Avenue North 49 degrees, 38 minutes West, 36 feet, 6 inches to a point in line of other lands of Grantor herein; thence along the same North 40 degrees, 22 minutes East, 180 feet, more or less to the Southerly side of (14) feet, 9 inch alley; thence along the same South 49 degrees, 38 minutes East, 36 feet, 6 inches to a point in line of Lot #3 as laid out by James Glase; thence along the same South 40 degrees, 22 minutes West, 180 feet more or less to the Northerly side of Jefferson Avenue, the point or place of beginning.

BEING all of Lot #4 and 6 feet, 3 inches of Lot #5 in a plan of lots laid out by James Glase and as surveyed by George F. Shaner, R.E. of Pottstown, November, 1946.

Parcel Number: 16-00-16376-00-6.

Location of property: 217 Jefferson Avenue, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Iskandar W. Hajj and Elliott I. Hajj** at the suit of Pottstown School District. Debt: \$5,636.35.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

12-12461

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

SITUATE on the Southeasterly side of Walnut Avenue at the distance of two hundred eighty feet measured North fifty-eight degrees, twenty-one minutes East, along the said side of Walnut Avenue from the intersection with the Northeastly side of Spring Avenue.

CONTAINING in front or breadth Northeastwardly along the said side of Walnut Avenue twenty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Walnut Avenue one hundred ten feet the Northeastly line thereof passing through the center of the partition wall dividing these from the premises to the Northeast.

TITLE TO SAID PREMISES IS VESTED IN Ermine Saunders, by Deed from Ermine Saunders, a/k/a Ermine Saunder as erroneously set forth in prior Seed, dated 11/22/1993, recorded 12/14/1993 in Book 5063, Page 2432.

Mortgagor Ermine Saunders died on 04/01/2009, leaving a will dated 03/27/2002. Letters Testamentary were granted to Balfour A. Saunders on 06/25/2010 in Montgomery County, No. 46-2010-2125. Decedent's surviving heir at law and next-of-kin is Balfour A. Saunders.

Parcel Number: 40-00-63868-00-1.

Location of property: 141 Walnut Avenue, Ardmore, PA 19003-2139.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Balfour A. Saunders, in his Capacity as Executor and Devisee of The Estate of Ermine Saunders** at the suit of Bryn Mawr Trust Company. Debt: \$35,252.77.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-12608

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in October, 1954, as follows, to wit:

BEGINNING at a stake on the Southwest side of James Street at the distance of 120 feet Northwestwardly from the Northwestly side of Stanbridge Street; thence extending along other land of Dominick Pasquale and Rose, his wife of which this is a part South 41 degrees, 10 minutes West, 106.67 feet to a stake on the Southwesterly side of a 10 feet wide private alley; thence along said side of said 10 feet wide private alley North 49 degrees, West 24.55 feet to

a stake, a corner of land about to be conveyed to William J. Harvey and Alice J. his wife; thence along said land the line passing for a part of the distance through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises North 41 degrees, 03 minutes East, 106.67 feet to a stake on the Southwest side of James Street aforesaid; thence along said side of James Street South 49 degrees, East 24.70 feet to the place of beginning.

BEING the same premises which Francis M. Fisher, by Deed dated September 14, 2004 and recorded September 29, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5527, Page 401, granted and conveyed unto Michael E. Sailer and Kristie L. Sailer, as Tenants by the Entirety.

Parcel Number: 13-00-17276-00-9.

Location of property: 900 West James Street (a/k/a James Street), Norristown, PA 19401-3621.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael E. Sailer and Kristie L. Sailer** at the suit of Wells Fargo Bank, N.A. Debt: \$122,797.29.

Jaime R. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-14418

ALL THAT CERTAIN message or tenement 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 Southeasterly side of Stanbridge Street, 133.5 feet Southwesterly from Marshall Street; thence along the Southwesterly side of a 20 feet wide alley Southeastwardly 152.33 feet to a 25 feet wide alley; thence along the Northwesterly side of said alley Southwesterly 28 feet to a point, a corner of this and land now or late of Edward E. Long; thence by the same Northwestwardly the line passing through the middle of the partition wall between this and the house erected on the now or late Long's land 152.33 feet to said Southeasterly line of Stanbridge Street; thence along the same Northeastwardly 28 feet to the place of beginning.

BEING the same premises which Estate of Carol J. Butcher, by her Executor Evelyn Spruill, by Deed dated 6/11/2007 and recorded 6/28/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 12149, Page 71, granted and conveyed unto Robert Butcher.

Parcel Number: 13-00-34664-00-9.

Location of property: 570 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Butcher** at the suit of Green Tree Servicing, LLC, Servicer of Bank of America, N.A. Debt: \$211,334.84.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-14496

ALL THAT CERTAIN Unit designated as Unit 302 Building B, being a Unit in the Somerset House Condominium, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on a Plan of Somerset House Condominium made for Somerset House Condominium Association by Robert A. Gilmour R.A. dated July 9, 1984 and recorded July 16, 1984 in Deed Book 4741, Page 2480.

TOGETHER with all right, title and interest being a 1.42 percentage undivided interest of, in and to the Common Element, as set forth in the Declaration of Condominium, recorded July 16, 1984 in Deed Book 4741, Page 2420.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Somerset House Condominium.

BEING the same premises which Cheryl L. Brokaw, by Deed dated July 29, 1999 and recorded August 9, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5282, Page 2197, granted and conveyed unto Cheryl L. Brokaw, a single woman.

Parcel Number: 54-00-02381-23-8.

Location of property: 120 Bethlehem Pike, Unit 302B a/k/a 120 North Bethlehem Pike, Unit 302B, Fort Washington, PA 19034-1216.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Cheryl L. Brokaw, a single woman** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1. Debt: \$95,458.71.

Jaime R. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-14732

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

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

CONTAINING 3 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN John Barrett and Marlene M. Barrett, h/w, by Deed from Marlene M. Barrett, dated 10/15/2003, recorded 10/24/2003 in Book 5478, Page 2098.

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marlene M. Barrett and John Barrett** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$197,761.58.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-15111

ALL THAT CERTAIN tract of ground, situate in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof dated February 6, 1967 prepared by F. Richard Urwiler, Registered Professional Engineer, Sumneytown, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Gravel Pike (TR-29) (40 feet wide), said point being the intersection of the common property line of lands of Robert J. Williams and herein described lands with said center line; thence leaving said center line and extending along lands of Robert J. Williams, North 86 degrees, 52 minutes East, 293.78 feet to an iron pin; thence along lands now or late of Stanley G. Godshall, South no degrees, 12 minutes West, 148.58 feet to an iron pin; thence along other lands of Mary Walton, South 86 degrees, 52 minutes West, 307.53 feet to a point in the center line of Gravel Pike TR-29 (40 feet wide); thence along-said center line North 05 degrees, 28 minutes East, 150 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith M. Bell and Pamela L. Bell by Deed from Thomas S. Smith, Jr. and Loretta A. Smith, dated September 30, 2005 and recorded October 19, 2005 in Deed Book 05576, Page 2026.

Parcel Number: 45-00-00952-00-2.

Location of property: 1093 Gravel Pike, Green Lane, PA 18054.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Keith M. Bell and Pamela L. Bell** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-57CB, Mortgage Pass-Through Certificates, Series 2005-57CB. Debt: \$225,119.72.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-16985

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain plan thereof known as "Map of Property of Kerry Hills (now Lowell Hills)", made by Yerkes Engineering Company, dated July 27, 1956, last revised January 8, 1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Redwood Road (50.00 feet wide), said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Brownlee Road (60.00 feet wide), viz: (1) leaving Brownlee Road on the arc of a curve, curving to the left, having a radius of 13.00 feet, the arc distance of 20.42 feet to a point of tangent on the Northeasterly side of Redwood Road; and (2) South 19 degrees, 53 minutes, 00 seconds East, along the Northeasterly side of Redwood Road, 76.00 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Northeasterly side of Brownlee Road, 70.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Redwood Road, 157.00 feet to a point on the center line of certain ten feet wide Utility Easement.

BEING Lot Number 89, as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN David M. Dimarzio and Tracy A. Dimarzio, as Tenants by the Entirety by Deed from Primacy Closing Corporation dated 09/09/02 and recorded 11/15/02 in the Montgomery County Recorder of Deeds in Book 5434, Page 1680.

Parcel Number: 58-00-15775-00-7.

Location of property: 171 Redwood Road, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David M. Dimarzio and Tracy A. Dimarzio** at the suit of Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Park Place Securities, Inc., Asset-Backed Certificates, Series 2005-WCW2. Debt: \$350,519.55.

Robert W. Williams, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-18416

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 453-B on the Title Plan of Birchwood Home Owners Association, Inc. made for County Builders, Inc. by Hopkins & Scott, Inc., Registered Surveyors, dated 8/8/1974 and revised 8/23/1974 and said plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book A-23, Page 32.

TITLE TO SAID PREMISES IS VESTED IN Jennifer R. Kier and Charlene H. Kirkner, by Deed from Kathleen E. Shetzline, dated 02/24/2006, recorded 03/03/2006 in Book 5592, Page 591.

BY VIRTUE of the death of Charlene H. Kirkner on 05/02/2009, Jennifer R. Kier became the sole owner of the mortgaged premises as Surviving Joint Tenant With the Right of Survivorship.

Parcel Number: 48-00-00224-52-9.

Location of property: 453 Bridge Street, Collegeville, PA 19426-3531.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer R. Kier a/k/a Jennifer Kier** at the suit of JP Morgan Chase Bank, National Association. Debt: \$205,420.99.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-19186

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan thereof, made by George F. Shaner, Registered Engineer, dated November 21, 1952, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Woodland Avenue at the distance of 80.08 feet measured Northwestwardly and Northeastwardly partly along the Northwesterly side of Woodland Avenue and partly along the Southwesterly side of South Hills Boulevard on the arc of a circle curving to the right having a radius of 70 feet from a point of curve on the Southwesterly side of South Hills Boulevard aforesaid; thence extending from said point of beginning North 45 degrees, 52 minutes West, 90.69 feet to a point; thence extending North 44 degrees, 00 minutes East, 59 feet to a point; thence extending South 45 degrees, 52 minutes East, 85 feet to a point on the Northwesterly side of Woodland Avenue aforesaid; thence extending South 44 degrees, 08 minutes West along the said side of Woodland Avenue 31.36 feet to a point of curve in the same; thence extending still along the said side of Woodland Avenue on the arc of a circle curving to the left having a radius of 70 feet the arc distance of 28.41 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-33548-00-6.

Location of property: 653 Woodland Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Marlin Meachem and Andrea Meachem** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,082.65.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

12-19288

ALL THAT CERTAIN tenement and lot or piece of ground, situate in the Village of Gilbertsville, **Douglass Township**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a corner in Philadelphia Avenue, formerly Limerick and Colebrookdale Turnpike Road; thence along land now or late of Augustus Gresh the two following courses and distances, viz, North fifty-five degrees, East seven perches and two-tenths to a corner; thence North forty-two and three-quarter degrees East, six perches and six-tenths to a corner in a line of said Augustus Gresh's land; thence by the same South forty-five and a quarter degrees East, one perch and forty-five hundredths to a corner of Amanda Brendlinger's land (now Willoughby Brendlinger's); thence by the same the next two courses and distances, South forty-two and a quarter degree West, four and ninety five-hundredths perches to a corner; thence South forty-two and a half degrees, East seven feet to a corner of Willoughby M. Brendlinger's lot; thence by the same the next two courses and distances, viz, South forty-six degrees and three-quarters West, ninety-two feet to a corner; and thence South fifty-seven degrees, West thirty-five feet to a corner in Philadelphia Avenue, formerly Limerick and Colebrookdale Turnpike Road; thence along the same North thirty-two degrees, West thirty-eight feet and five inches to the place of beginning.

CONTAINING twenty-seven square perches.

TOGETHER also the right, liberty and privilege of using and maintaining the drain to carry off the water over the adjoining lot (being the lot containing ten perches of land sold to W. H. Brendlinger where the said drain now is) the drain to be used by both the owners of the said adjoining lots and wherever any repairing is needed at said drain, each party shall bear half of the expense of repairs so far as the same is used as a drain, at the other parts each party to bear his/her own expense, and also the right to go upon the above mentioned lot of ten perches of land at any time whenever any repairs are needed at said drain, always doing as little damage as possible.

TITLE TO SAID PREMISES IS VESTED IN Eileen L. Benner, by Deed from William L. Hillegass and Joann V. Hillegass, his wife, dated 05/31/1990, recorded 06/05/1990 in Book 4948, Page 293.

Parcel Number: 32-00-05352-00-7.

Location of property: 1313 East Philadelphia Avenue, Gilbertsville, PA 19525-9575.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen Benner a/k/a Eileen L. Benner** at the suit of JP Morgan Chase Bank, National Association. Debt: \$106,705.06.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-20156

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

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

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

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

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David E. Bradley and Pamela Walker-Bradley** at the suit of Borough of Pottstown and Pottstown Borough Authority. Debt: \$1,164.26.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

12-20594

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a Plan of Maple Gardens, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated October 2, 1952, and recorded at Norristown, Montgomery County, Pennsylvania, in Plan Book A-1, Section "W" Page 11, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Springbrook Lane (50 feet wide) at the distance of 296.31 feet measured South 52 degrees, 14 minutes East along the Southwesterly side of Springbrook Lane from a point of tangent which last mentioned point is at the distance of 47.39 feet measured in an Easterly direction along a radial round corner having a radius of 30.00 feet from a point on the Southeasterly side of Maple Avenue (46.5 feet wide, said Southeasterly side of Maple Avenue 46.5 feet wide being 30 feet Southeast of and parallel with the center line of the original 33 feet width of Maple Avenue); thence from said first mentioned point and place of beginning continuing along the Southwesterly side of Springbrook Lane South 52 degrees, 14 minutes East, 54.10 feet to a point of curve; thence extending along the Westerly side of cul-de-sac on a line curving to the right on a radius of 25.00 feet the arc distance of 21.03 feet to a point of reverse curve; thence continuing along said side of said cul-de-sac on a line curving to the left having a radius of 50.00 feet, the arc distance of 42.05 feet to a point, a corner of Lot Number 5 on said plan; thence extending South 37 degrees, 46 minutes West along line of Lot Number 5 on said plan, 150.00 feet to a point; thence extending North 52 degrees, 14 minutes West, 110.00 feet to a point, a corner of Lot Number 3 on said plan; thence extending North 37 degrees, 46 minutes East along line of Lot Number 3 on said plan, 175.00 feet to a point on the Southwesterly side of Springbrook Lane, the first mentioned point and place of beginning.

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

BEING the same premises which Michael V. Conricode, Trustee of the Conricode Family Trust by Deed dated 03/11/1999 and recorded 10/06/2010 in Montgomery County in Deed Book 5781, Page 01087 granted and conveyed unto David A. Baranek, II.

Parcel Number: 36-00-10672-00-2.

Location of property: 421 Springbrook Lane, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David A. Baranek, II** 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: \$271,773.31.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-20933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Rosenberry Farm" prepared for Margaret E. Flood, by Bursich Associates, Inc., Consulting Engineers, dated April 11, 1986, last revised August 4, 1987, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-48, Page 475, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cassard Circle (normally 52.000 feet wide, but along a portion of this described premises forming a cul-de-sac of irregular width), as shown on said plan, being at a corner of Lot No. 80, as shown on said plan, which point is at the distance of 149.000 feet, measured South 48 degrees, 42 minutes, 00 seconds East along the said Northeasterly side of Cassard Circle from a point of tangent on the same, and which last mentioned point of tangent is at the arc distance of 32.987 feet, measured on the arc of a curve, curving to the left, having a radius of 21.000 feet from a point of curve on the Southeasterly side of Rosenberry Road (as proposed to be widened), as shown on said plan; thence extending North 41 degrees, 18 minutes, 00 seconds East, along Lot No. 80, aforesaid, the distance of 161.079 feet to a point, a corner in line of lands now or late of Wolfgang, as shown on said plan; thence extending South 58 degrees, 00 minutes, 00 seconds East, along said Lands of Wolfgang, the distance of 76.543 feet to a point, a corner of Lot No. 78, as shown on said plan; thence extending South 36 degrees, 32 minutes, 00 seconds West, along Lot No. 78, the distance of 122.050 feet to a point on the said Northeasterly side of Cassard Circle; thence extending along the said side of Cassard Circle, the 3 following courses and distances, viz: (1) extending Northwestwardly on the arc of a curve, curving to the left, having a radius of 52.000 feet, the arc distance of 58.762 feet to a point of reverse curve; (2) thence extending Northeastwardly on the arc of a circle curving to the right, having a radius of 28.000 feet the arc distance of 33.970 feet to a point of tangent; and (3) thence extending North 48 degrees, 47 minutes, 00 seconds West, the distance of 15.060 feet to the first mentioned point and place of beginning.

BEING the same premises which National Residential Nominee Services, Inc. by Deed dated 06/25/2010 and recorded 07/09/2010 in Montgomery County in Deed Book 5773, Page 00210 granted and conveyed unto Patrick J. Corcoran and Lori A. Corcoran her heirs and assigns.

Parcel Number: 47-00-00850-64-2.

Location of property: 2309 Cassard Circle, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lori A. Corcoran and Patrick J. Corcoran** 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: \$295,954.64.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-21387

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit. Situate on the Southeasterly side of Buttonwood Street at the distance of 249.67 feet from the Southwestwardly side of Oak Street.

CONTAINING in front on the said Buttonwood Street 27.46 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Buttonwood Street, the Northeasterly line thereof extending through the partition wall of this and the adjoining house, late of Demetrius A. McCullough and wife, 170 feet to a certain 20 feet wide alley, which extending Northeastwardly into Oak Street and Southwestwardly, communicating with another 20 feet wide alley, known as Blackberry Alley, which extends Southeastwardly into Noble Street and Northwestwardly into Buttonwood Street as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Douglas N. Miller, by Deed from David W. Cook and Robert W. Cook, dated 07/01/2004, recorded 08/02/2004 in Book 5519, Page 1601.

Parcel Number: 13-00-05316-00-8.

Location of property: 612 Buttonwood Street, Norristown, PA 19401-4231.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas N. Miller and Victoria A. Miller a/k/a Victoria A. Bandel** at the suit of HSBC Bank USA, National Association, as Trustee of The First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4. Debt: \$169,142.70.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-21633

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Glenn Garts, Inc., by Urwi Iler and Walter, Inc., Registered Professional Engineers, Sumneytown, Pennsylvania, dated August 19th, 1970 and last revised June 21, 1971, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Eagle Way (50 feet wide), which point is measured the (6) following courses and distances from a point of curve on the Northwesterly side of Reinert Road, 41.5 feet wide: (1) on the arc of a circle curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the said Northeasterly side of Eagle Way; (2) North 44 degrees, 30 minutes West, 80.38 feet to a point of curve therein; (3) on the arc of a circle curving to the right, having a radius of 575 feet, the arc distance of 243.36 feet to a point of tangent therein; (4) North 20 degrees, 15 minutes West, 149.40 feet to a point of curve therein; (5) on the arc of a circle curving to the left, having a radius of 600 feet, the arc distance of 126.45 feet to a point of tangent therein; and (6) North 32 degrees, 19 minutes, 30 seconds West, 376.32 feet to the point of beginning; thence extending from said point of beginning along the said Northeasterly side of Eagle Way, North 32 degrees, 19 minutes, 30 seconds West, 83.46 feet to a point of curve therein; thence extending on the arc distance of 32.36 feet to a point, a corner of Lot #11 on said plan; thence extending along said Lot #11, the (2) following courses and distances, viz: (1) North 47 degrees, 4 minutes, 44 seconds East, 53.65 feet to an angle point therein; and (2) North 44 degrees, 44 minutes, 39 seconds East, 171.31 feet to a point in line of land, now or late of Dav-Max Construction Company, Inc.; thence extending along the same and land now or late of Ferdinand A. Knothe, South 32 degrees, 19 minutes, 30 seconds West, 163.82 feet to a point, a corner of Lot #13 on said plan; thence extending along the same, South 57 degrees, 40 minutes, 30 seconds West, 216.73 feet to the first mentioned point and place of beginning.

BEING Lot #12 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew D. Chapman and Margaret Chapman, h/w, by Deed from Mark Richard Werkheisher and Patricia Kelley Werkheisher, h/w, dated 01/31/2002, recorded 02/28/2002 in Book 5397, Page 1932.

Parcel Number: 53-00-02496-00-7.

Location of property: 2055 Eagle Way, Hatfield, PA 19440-3723.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret Chapman and Matthew D. Chapman** at the suit of U.S. Bank National Association as Trustee for JP Morgan Mortgage Acquisition Trust 2006-CH1 Asset-Backed Pass-Through Certificates, Series 2006-CH1. Debt: \$327,371.51.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-22365

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared for William E. Wills, Jr., by Joseph J. Estock, Registered Surveyor, dated June 6, 1977, last revised October 11, 1977, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hobbs Road (as laid out 33.00 feet wide, but proposed to be widened at this point of a width of 46.50 feet by the addition of 13.50 feet on the Northwesterly side of the center line thereof), as shown on said plan, said point being a corner of Lot Number 2, as shown on said plan, and also on the Southwesterly side of 20.00 feet wide Leg to this, Lot Number 4 with right-of-way to Lot Number 3, as shown on said plan; thence extending from said point of beginning North 27 degrees, 46 minutes West, along Lot Number 2, and along Lot Number 3, as shown on said plan, and also along the Southwesterly side of said 20.00 feet wide Leg, the distance of 447.14 feet to a point, a corner of Lot Number 3; thence extending South 62 degrees, 33 minutes West, along Lot Number 3, also crossing a proposed 20.00 feet wide Sanitary Sewer Easement, as shown on said plan, the distance of 248.92 feet to a point, a corner in line of Lot Number 5, as shown on said plan; thence extending North 27 degrees, 46 minutes West, along Lot Number 5, and re-crossing the aforesaid easement, the distance of 144.08 feet to a point, a corner in line of lands now or late of various owners, as shown on said plan; thence extending North 54 degrees, 42 minutes East, along said lands, the distance of 271.29 feet to a point, a corner of lands now or late of Ted W. Artelt, as shown on said plan; thence extending South 27 degrees, 46 minutes West, along said lands, and for a portion of the distance along the Northeasterly side of the aforesaid 20.00 feet wide Leg, as shown on said plan, the distance of 628.23 feet to a point on the said Northwesterly side of Hobbs Road; thence extending South 62 degrees, 33 minutes West, along said side of Hobbs Road, the distance of 20.00 feet to the first mentioned point and place of beginning.

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

UNDER AND SUBJECT, however, to reservations as in Deed Book 4253, Page 478 and Deed Book 4682, Page 1104.

TITLE TO SAID PREMISES IS VESTED IN Andrew Michael Sweeney and Jane Elizabeth Sweeney, h/w, by Deed from Robert R. Kauffman, by his Attorney in Fact, Joel Friedman, Esquire, by Power of Attorney dated 07/12/1983 and intended to be recorded, dated 11/30/1983, recorded 12/05/1983 in Book 4724, Page 1102.

Parcel Number: 58-00-10872-00-5.

Location of property: 750 Hobbs Road, Wayne, PA 19087-2334.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew Michael Sweeney and Jane Elizabeth Sweeney** at the suit of Bank of America, N.A. Debt: \$703,835.47.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-22712

ALL THAT CERTAIN lot or piece of ground and all of the improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as Birchwood Farms, made by Donald H. Schurr, Civil Engineer and Surveyor dated 8/8/1961, as follows, to wit:

BEGINNING at a point on the Northwestern side of Old Arch Road (forty-six and fifty-one hundredths feet wide) (formerly thirty-three feet wide but since widened thirteen and fifty-one hundredths feet on the Northwestern side of thereof) said point being the 3 following courses and distances from a point of curve on the Northeasterly side of Richwood Drive (50 feet wide): (1) leaving Birchwood Drive on the arc of a circle curving to the left having a radius of 20 feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Northwestern side of Old Arch Road; (2) North 59 degrees, 01 minute, 30 seconds East, along the Northwestern side of Old Arch Road, thirty-six and ninety-eight one-hundredths feet to a point an angle on the same; and (3) North 69 degrees, 40 minutes, 30 seconds East still along the Northwestern side of Old Arch Road one hundred twenty-two and eighty-five one-hundredths feet to the point of beginning; thence extending from said point of beginning North 20 degrees, 19 minutes, 30 seconds West, one hundred sixty-five and seventy-two one-hundredths feet to a point; thence extending North 50 degrees, 45 minutes, 12 seconds East, one hundred five and seventy-one one-hundredths feet to a point; thence extending South 20 degrees, 19 minutes, 30 seconds East, two hundred feet to a point on the Northwestern side of Old Arch Road aforesaid; thence extending South 69 degrees, 40 minutes, 30 seconds West along the Northwestern side of Old Arch Road one hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the above mentioned plan.

UNDER AND SUBJECT to certain restrictions of record.

Under AND SUBJECT, as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Kaneisha Bailey Robinson by Deed from Erick Robinson and Kaneisha Robinson dated 09/28/2011, recorded 09/30/2011 in Deed Book 5814, Page 2649.

Parcel Number: 33-00-00100-00-2.

Location of property: 2031 Old Arch Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erick Robinson a/k/a Erick A. Robinson and Kaneisha Bailey a/k/a Kaneisha B. Robinson a/k/a Kaneisha Robinson** at the suit of PNC Bank National Association. Debt: \$165,076.47.

Jordan David, Attorney. I.D. #311968

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-23583

ALL THAT CERTAIN message, parcel or tract of land, situate on Sunrise Drive, in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan known as "Rosemont" dated June 19, 1952 and prepared by George F. Shaner, Registered Engineer, License No. 4109, as follows, to wit:

BEGINNING at a joint corner of Lots No. 157 and No. 159 on the Westerly side of Sunrise Drive (50 feet wide), said point distant from the Southwesterly corner of Rose Court (50 feet wide) and Sunrise Drive, as projected, South 44 degrees, 0 minutes West, 161.22 feet; thence from said point of beginning and along Lot No. 159 and through a party wall, North 46 degrees, 0 minutes West, 120 feet to a corner on the Easterly side of a 20 feet wide alley; thence along the Easterly side of the 20 feet wide alley, North 44 degrees, 0 minutes East, 16 feet to a corner of Lot No. 155; thence along Lot No. 155 and passing through a party wall, South 46 degrees, 0 minutes East, 120 feet to the Westerly side of Sunrise Drive; thence along the Westerly side of Sunrise Drive South 44 degrees, 0 minutes West, 16 feet to the place of beginning.

BEING Lot No. 157 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sandon K. Reid and Angela Reid as Tenants by the Entireties given by Frank McLaughlin, dated 03/31/2009, recorded 04/07/2009 in Book 5726, Page 987.

Parcel Number: 16-00-28636-69-7.

Location of property: 157 Sunrise Drive, Pottstown, PA 19464-5033.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandon K. Reid and Angela Reid** at the suit of Nationstar Mortgage, LLC. Debt: \$91,510.58.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-24117

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, described according to a Plan of Glenside Gardens, dated March 1924, approved by the Board of Township Commissioners of said Township on March 13, 1924, as follows:

BEGINNING at a point in the Southeast side of Easton Road (50 feet wide) 220 feet South 48 degrees, 47 minutes West from a point, said point being the beginning of a curve with a radius of 30 feet leading into Pleasant Avenue, as laid out on said plan; thence extending Southeastwardly on a line at right angles to Easton Road along the line dividing Lots 1 and 2 on said plan 200 feet to a point; thence Southwestwardly on a line parallel with Easton Road 81.75 feet to a point in the Southwest boundary line of said Glenside Gardens; thence by same in a Northwesterly direction 206.09 feet to a point in the Southeast side of Easton Road; thence extending along same North 48 degrees, 47 minutes East, 32.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan of Glenside Gardens, recorded at Norristown in Deed Book No. 900, Page 600.

ALSO ALL THAT CERTAIN vacant lot or piece of ground, situate in Glenside, **Abington Township**, Montgomery County, Pennsylvania being known as Lot No. 2 on a certain plan of lots known as Glenside Gardens and described, as follows:

SITUATE on the Southeast side of Easton Road (50 feet wide) at a point in the line of Lot No. 3 on said plan, said point being at the distance of 170 feet Southwest from point of curve at the end of the curve in the Southeast side of Easton Road, which curve is on the arc of a circle 47.12 feet the radius distance of 30 feet from the beginning point of said arc of a circle on the Southwest side of Pleasant Avenue (70 feet wide).

CONTAINING in front or breadth on said Easton Road from the above mentioned beginning point 50 feet and extending of that width in depth Southeast between parallel lines at right angles to said Easton Road 200 feet bounded on the Northeast by Lot No. 3 on said plan, the Southeast by Lots Nos. 57 and 58 on said plan, on the Southwest by Lot No. 1 and on the Northwest by Easton Road aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Hamilton and Mary E. Hamilton, by Deed from Robert Lee Rauch and Joan Ann Rauch, dated 07/29/2005, recorded 11/30/2005 in Book 5581, Page 96.

Parcel Number: 30-00-14416-00-8.

Location of property: 643 Easton Road, Glenside, PA 19038-5117.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Hamilton and Mary E. Hamilton** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$213,583.36.

Meredith Wooters, Attorney. I.D. #307207

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-25605

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated June Twenty-Fifth, 1921 and recorded at Norristown, Pennsylvania, in Deed Book No. 828, Page 600, as follows:

BEGINNING at a point, being the intersection of the middle lines of Colonial Avenue (forty feet wide) and Avondale Avenue (forty feet wide).

CONTAINING together in front or breadth on the said middle line of Avondale Avenue ninety feet and extending together of that width in length or depth Southwestwardly between parallel lines at right angles to the aforesaid middle line of Avondale Avenue two hundred feet.

BEING Lots Numbered 694, 695 and 696 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Shelly Dawn Murphy Bowles, by Deed from John Patrick McCabe, Jr. and Lois M. McCabe dated 10/13/2006, recorded 11/28/2006 in Book 5625, Page 1779.

Parcel Number: 30-00-02844-00-6.

Location of property: 2488 Avondale Avenue, Abington, PA 19001-4203.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shelly Dawn Murphy Bowles** at the suit of Nationstar Mortgage, LLC. Debt: \$306,564.97.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-26683

ALL THOSE TWO certain lots or pieces of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan of property Paul Long, made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, dated September 29, 1953, and revised December 14, 1953 as one lot, as follows, to wit:

BEGINNING at a point on the title line in the bed of Mitchford Road (thirty-three feet wide), said point begins at the distance of one hundred fifty-four feet measured South twenty-three degrees, two minutes East along the title line through the bed of Mitchford Road from an iron pin at its point of intersection with the extended Northwesterly side of Long Lane (thirty-three feet wide), said iron pin being in line of land now or late of Martins Dam Swimming Club;

thence extending from said point of beginning, South twenty-three degrees, two minutes East along the title line through the bed of Mitchford Road one hundred sixty-four feet to a spike; thence extending South sixty-one degrees, fifty-eight minutes West crossing the Southwesterly side of Mitchford Road two hundred fourteen and twenty-eight one-hundredths feet to a point on the Northeasterly side of a certain twenty feet wide right-of-way; thence extending North eighteen degrees, thirty-one minutes West along the Northeasterly side of the aforesaid right-of-way one hundred sixty-five and sixty-six one-hundredths feet to a point; thence extending North sixty-one degrees, fifty-eight minutes East recrossing the Southwesterly side of Mitchford Road two hundred one and eighteen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lots Number 2 and 3 as shown on the above mentioned plan.

TITLE VESTED IN David Butler, by Deed from Geraldine W. Talley, widow, dated 2/2/2002 and recorded 3/4/2002 at County of Montgomery, Pennsylvania in Deed Book 5398, Page 824.

*BEING SOLD SUBJECT TO A 1ST MORTGAGE.

Parcel Number: 58-00-07024-00-1.

Location of property: 515 Mitchford Road, Wayne, PA 19087.

The improvements thereon are: Single family two story colonial.

Seized and taken in execution as the property of **David Butler a/k/a David S. Butler** at the suit of The Bryn Mawr Trust Company. Debt: \$33,288.74.

Craig H. Fox, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-27192

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situated in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the North side of Maple Street, between Roland and Mt. Vernon Streets being known as No. 1221 Maple Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of said Maple Street at a distance of two hundred and two feet, three inches (20², 3⁰⁰) Eastwardly from the North East corner of Roland and Maple Streets a corner of this and land late of Stanley Swinehart; now or Frank Bauer; thence by the same Northwardly one hundred and forty (140) feet to a twenty (20) feet wide alley passing in part of said course and distance through the middle of the concrete partition or division wall of this and house of said Bauer, immediately adjoining to the West; thence by said twenty (20) feet wide alley Eastwardly twenty feet, eleven inches (20⁰, 11⁰⁰) to land of Charles Christman; thence by the same Southwardly one hundred and forty (140) feet to the North line of Maple Street aforesaid; thence by the same Westwardly twenty feet, eleven inches (20⁰, 11⁰⁰) to the place of beginning.

Parcel Number: 16-00-20504-00-9.

Location of property: 1221 Maple Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Wayne J. Acito** at the suit of Pottstown School District. Debt: \$3,522.92.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

12-27490

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made by C. Raymond Weir, Registered professional Engineer, Ambler, Pennsylvania on October 12, 1949, as follows:

BEGINNING at a point in the center line of Bethlehem Pike as originally laid out, sixty feet wide, at the distance of one hundred fifty-nine and eighty-six one-hundredths feet Southwestwardly from the intersection of the center line of Bethlehem Pike with the center line of Bannockburn Avenue fifty feet wide, a corner of lot No. 3 as laid out on said plan; thence extending along the center line of Bethlehem Pike South eight degrees, eight minutes West, thirty-six and seventy-seven one-hundredths feet to a point a corner; thence extending North eighty-one degrees, seventeen minutes West the line for a portion of the distance passing through the center of the partition wall dividing the house hereon erected and the house on the adjoining premises one hundred ninety-eight and thirty-seven one-hundredths feet to a post in line of Lot No. 68 on said plan; thence extending partly along Lot No. 68 and partly along Lot No. 5, North nine degrees, sixteen minutes East, thirty-seven and twenty-three one-hundredths feet to a stake a corner of Lot No. 3 on said plan; thence extending along Lot No. 3 South eight-one degrees, nine minutes East, one hundred ninety-seven and sixty-four one-hundredths feet to the place of beginning.

BEING a portion of Lot No. 2 on said plan.

Parcel Number: 54-00-02434-00-5.

Location of property: 514 Bethlehem Pike, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kenneth W. Bloss and Rosemarie Bloss** at the suit of School District of Upper Dublin. Debt: \$3,850.85.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

12-28247

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

BEGINNING at a cut in the Western curb line of said Main Street at the line of George Walker's Estate Land; thence along the same South sixty-two degrees and eighteen minutes West, two hundred eighteen feet to an iron pin, a corner dividing land of the said George Walker Estate and Joseph C. and Margaret C. Upholster; thence along the same North twenty-five and one-half degrees, West forty-five feet to an iron pin a corner in the line of the said Joseph C. and Margaret G. Upholster; thence along the same North sixty-two degrees and eighteen minutes East, two hundred eighteen feet to a cut in the Western curb line of Main Street; thence along said Main Street South twenty-eight and a half degrees, East forty five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nathan Hoffman and Carrie A. Ziegler by Deed from Jeanette M. Miller and Leemon E. Gaugler, Executors of the Estate of Katherine a/k/a Kathrine Kerivel, Deceased, dated February 10, 2012 and recorded February 17, 2012 in Deed Book 5827, Page 2473.

Parcel Number: 15-00-01570-00-8.

Location of property: 715 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nathan Hoffman and Carrie A. Ziegler** at the suit of Franklin American Mortgage Company. Debt: \$177,078.98.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-30406

ALL THAT CERTAIN brick message or tenement and lot or land, situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of street between Mt. Vernon Street and Moser Road, being known as No. 1322 South Street, bounded and described, as follows, to wit:

BEGINNING at a point in the South line of said South Street at the distance of 300.00 feet Eastwardly from the Southeast corner of Mt. Vernon and South Streets, a corner of this and other land of said Swinehart; thence by the same Southwardly 140.00 feet to Clay Alley, passing in part of said corner and distance thru the middle of the brick division of partition wall of title and house 1320 South Street; thence by the North line of Clay Alley Eastwardly 30.00 feet to other land of Stanley Swinehart; thence by the same Northwardly 140.00 feet to the South line of South Street aforesaid; thence by the same Westwardly 30.00 feet to the place of beginning.

Parcel Number: 16-00-26640-00-2.

Location of property: 1322 South Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ralph R. Wallace, Jr. a/k/a Ralph R. Wallace** at the suit of Borough of Pottstown and Pottstown Borough Authority. Debt: \$1,164.91.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

12-30736

ALL THAT CERTAIN lot or certain piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, and State of Pennsylvania, and described in accordance with a plan thereof made by William T. Muldrew, Registered Professional Engineer and County Surveyor of Jenkintown, Pennsylvania, on August 03, 1936, as follows, to wit:

BEGINNING at a point on the Southwest side of San Gabriel Avenue (forty feet wide) at the distance of one hundred ninety feet Northwest from the Northwest side of Fox Chase and Huntington Turnpike (forty-five feet wide); thence extending partly through the center of a garage party wall South six degrees, forty-four minutes and forty-three seconds West, one hundred feet to a point; thence extending North eighty-three degrees, fifteen minutes, seventeen seconds West, fifty feet to a point; thence extending North six degrees, forty-four minutes, forty-three seconds East, one hundred feet to a point on the Southwest side of San Gabriel Avenue; thence extending along the said Southwest side of San Gabriel Avenue on an arc of a circle curving to the left having a radius of two hundred fifty feet, the arc distance of one and seventy-four one-hundredths feet to a point; thence extending still along the Southwest side of San Gabriel Avenue South eighty-three degrees, fifteen minutes, seventeen seconds East, forty-eight and twenty-six one-hundredths feet to the first mentioned point and place of beginning.

TOGETHER with the right of passage over and along a certain ten feet wide driveway being located one-half on the property above described and the other one-half being located on the property adjoining on the Southeast and extending from San Gabriel Avenue Southwestwardly eighty and four one-hundredths feet.

SUBJECT, however, to an equal part of the expense of keeping and maintaining the same in good order, condition and repair at all times hereafter and forever.

BEING the same premises which Mark A. Newell and Francine M. Newell, by Deed dated August 10, 2009 and recorded December 17, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5754, Page 00378, granted and conveyed unto Mark A. Newell.

Parcel Number: 30-00-61304-00-1.

Location of property: 516 San Gabriel Avenue, Jenkintown, PA 19046-4169.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark A. Newell** at the suit of Wells Fargo Bank, N.A. Debt: \$152,737.75.

Jaime R. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-32254

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan - Southerly Section, Perkiomen Greene, prepared by Boucher and James, Inc. dated 4/3/1992, last revised 12/07/1995 and recorded in Plan Book A-56, Page 204, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cornwallis Way (50 feet wide), a corner of this and Lot No. 253 on said plan; thence extending from said point of beginning and along the Southeasterly side of Cornwallis Way, aforesaid, along the arc of a circle to the left having a radius of 190.00 feet, the arc distance of 44.19 feet to a point, a corner of Lot No. 251 on said plan; thence extending along the same, South 53 degrees, 23 minutes, 25 seconds East, 107.01 feet to a point in line of Open Area "T"; thence extending along the same, South 38 degrees, 09 minutes, 22 seconds West, 69.92 feet to a point, a corner of Lot No. 253, aforesaid; thence extending along the same, North 40 degrees, 03 minutes, 56 seconds West, 113.28 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Sobczak, Jr. a married man and Sun Joo Sobczak, a married woman, by Deed from Westrum Perkiomen Greene II, L.P., dated 04/27/2000, recorded 05/03/2000 in Book 5315, Page 838, Instrument #7901.

Parcel Number: 48-00-01421-23-2.

Location of property: 1136 Cornwallis Way, Collegeville, PA 19426-1887.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Sobczak a/k/a David Sobczak, Jr. and Sun Joo Sobczak** 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: \$313,304.30.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-32264

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Aaron Snell** at the suit of 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: \$304,811.89.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-32800

ALL THAT CERTAIN lot or piece of ground, being Lot No. 325 on the Plan of Lots of the North Wales Land Association, North Wales, Montgomery County, Pennsylvania, situate on the Southeasterly side of Elm Avenue at the distance of 200 feet Southwesterly from the Southwesterly side of Centre Street in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania.

CONTAINING in front of breadth on the said Elm Avenue, 50 feet Southwesterly and of that width extending in length or depth between lines parallel with the said Centre Street, Southeasterly, 204.6 feet to a 20 feet wide alley.

AND ALSO ALL THAT CERTAIN lot or piece of ground being Lot No. 324 on the plan of lots of the North Wales Land Association, **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Elm Avenue at the distance of 250 feet Northeasterly from the Northeast side of West Street, a point a corner of Lot No. 323 on said plan; thence extending along the said Southeast side of Elm Avenue Northeasterly, 50 feet to a point a corner of Lot No. 325 on said plan; thence extending along said lot, Southeasterly 204.67 feet to a point on the Northwest side of an alley 20 feet in width; thence extending along the Northeast side of said alley, Southwesterly 50 feet to a point, a corner of Lot No. 323 on said plan; thence extending along said lot, Northwesterly 204.67 feet to the first mentioned point and place of beginning.

AND ALSO ALL THOSE THREE CERTAIN lots or pieces of land with the manufacturing plan, buildings and improvements thereon erected:

SITUATE in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, comprising Lot Numbers 321, 322 and 323 on Plan of Lots of the North Wales Land Association and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeast side of Elm Avenue 40 feet wide, at the distance of 300 feet Southwestwardly from the Southwesterly side of Centre Street 40 feet wide, a corner of Lot No. 324 on said plan.

CONTAINING in front or breadth on the said Elm Avenue 150 feet and of that width extending in length or depth Southeasterly between lines parallel with the said Centre Street, 204.67 feet to the Northwest side of a 20 feet wide alley.

BOUNDED Northeastwardly by Lot No 324, Southeastwardly by said 20 feet wide alley, Southwestwardly by Lot No 320 and Northeastwardly by Elm Avenue aforesaid.

BEING the same premises which Karl E. Altomare, by Deed dated September 14, 2004 and recorded September 21, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05526, Page 0106, granted and conveyed unto North Wales Industries LLC.

Parcel Number: 14-00-00440-00-5.

Location of property: 411 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **North Wales Industries LLC** at the suit of U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-3, by its Attorney-in-Fact, Ocwen Loan Servicing, LLC. Debt: \$1,170,079.01.

Andrew J. Marley, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-00303

ALL THAT CERTAIN message and three certain lots or pieces of land, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots 3, 4 and 5 on a plan of Shisler's Grove, said plan prepared by Smith & Brunner, Civil Engineers, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Snyder Road, a corner of this and Lot 2, conveyed to Elmer G. Link, et ux.; thence along said lot, South nine degrees, fifteen minutes East, two hundred feet to a point, a corner in the Northerly line of Pleasant Alley; thence along said side of said alley, South eighty degrees, forty-five minutes West, one hundred fifty feet to a point on the Northeast side of Opossum Avenue; thence along said side of said Opossum Avenue North nine degrees, fifteen minutes West, two hundred feet to the center of said Snyder Road; thence through the center of said road North eighty degrees, forty-five minutes East, one hundred fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Butkowski and Patricia R. Butkowski, h/w, by Deed from Mark A. Butkowski and Patricia R. Butkowski, h/w, dated 11/06/1992, recorded 11/13/1992 in Book 5024, Page 1257.

Parcel Number: 55-00-01153-00-7.

Location of property: 1804 Opossum Avenue, Green Lane, PA 18054-9568.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia R. Butkowski and Mark A. Butkowski** at the suit of Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for Soundview Home Loan Trust 2006-2. Debt: \$216,395.05.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-00781

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Owls Property" made for East Greenville Owls Home, Inc., by Stout, Tacconelli & Associates, Inc. Civil Engineering and Land Surveying dated 1/19/2004 and last revised on 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 from the existing center line thereof) at a corner of this and Lot No. 5 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 5 South 67 degrees, 28 minutes, 00 seconds West, 210.37 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 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 No. 7; thence extending along the same North 67 degrees, 26 minutes, 00 seconds East, 210.46 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 No. 6 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Shawn R. Leister and Michele A. Leister by Deed from Regent Valley Builders, Inc., a Pennsylvania Corporation dated 08/31/2005 recorded 09/12/2005 in Deed Book 5570, Page 920.

Parcel Number: 06-00-04140-06-6.

Location of property: 274 Washington Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele A. Leister and Shawn R. Leister** at the suit of PNC Bank, National Association. Debt: \$183,726.37.

David Neeren, Attorney. I.D. #204252

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-01017

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated November 15, 1952, as follows:

BEGINNING at a point on the Northeasterly side of Hillcrest Road (of irregular width) at the distance of 21.21 feet measured on a bearing of North 29 degrees, 17 minutes 12 seconds East along widened portion of Hillcrest Road from a point on the Northeasterly side of Hillcrest Road (50 feet wide), said last mentioned point being at the distance of 122.74 feet Northwestwardly measured along the Northeasterly side of Hillcrest Road from a point of reverse curve being at the distance of 176.24 feet Northwestwardly measured along the Northwesterly side of Hillcrest Road from a point of curve on the Southeasterly side of Hillcrest Road, said point of curve being at the distance of 150.81 feet measured on a bearing of North 9 degrees, 7 minutes, 32 seconds East along the Southeasterly side of Hillcrest Road from its point of intersection with the Northeasterly side of Cheltenham Road (56.5 feet wide); thence extending North 15 degrees, 42 minutes, 48 seconds West along the Northeasterly side of Hillcrest Road (of irregular width) 110 feet to a point; thence extending North 74 degrees, 17 minutes, 12 seconds East, 278.23 feet to a point on the Westerly side of the right-of-way line of Pennsylvania Railroad; thence extending Southwardly along the said right-of-way line on the arc of a circle curving to the right having a radius of 7539.49 feet the arc distance of 116.67 feet to a point; thence extending South 74 degrees, 17 minutes, 12 seconds West, 239.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 144 Block "J" as shown on a certain plan known as Hillcrest.

BEING the same premises which Lynda T. Thomas by Deed recorded 6/26/2006 in Montgomery County in Deed Book 5606, Page 2693 granted and conveyed unto Michael B. Dinkins and Denise Wright Dinkins, as Tenants by the Entireties.

Parcel Number: 31-00-14749-00-7.

Location of property: 1642 Hillcrest Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael B. Dinkins and Denise Wright Dinkins** at the suit of Nationstar Mortgage, LLC. Debt: \$346,673.05.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-01341

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a certain plan thereof known as 'Plan of Huntingdon Dales' Section No. 4 made by Charles E. Shoemaker, Registered Professional Engineer, dated March 28, 1956 said plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book A-3, Page 12, as follows, to wit:

BEGINNING at a point on the Easterly side of Morgan Mill Road (50 feet wide) (intended to be dedicated) said point being the four following courses and distances from a point of curve on the Northeasterly side of Ball Road (50 feet wide): (1) leaving Ball Road on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Southeasterly side of Morgan Mill Road; (2) North forty degrees, thirty-seven minutes, fifty-five seconds East along the Southeasterly side of Morgan Mill Road one hundred forty and seven one-hundredths feet to a point of curve on the same; (3) Northwestwardly and Northwardly partly along the Southeasterly and partly along the Easterly sides of Morgan Mill Road on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of one hundred thirty-six and twenty-six one-hundredths feet to a point of tangent on the Easterly side of Morgan Mill Road; (4) North three degrees, fifty-eight minutes, fifty-one seconds West along the Easterly side of Morgan Mill Road eighty and three one-hundredths feet to the point of beginning; thence extending from said point of beginning North three degrees, fifty-eight minutes, fifty-one seconds West along the Easterly side of Morgan Mill Road nineteen and ninety-seven one-hundredths feet to a point of curve on the same; thence extending Northwardly and Northeastwardly partly along the Easterly and partly along the Southeasterly sides of Morgan Mill Road on the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of ninety-six and three one-hundredths feet to a point of tangent on the Southeasterly side of Morgan Mill Road; thence extending North forty degrees, two minutes, nine seconds East along the Southeasterly side of Morgan Mill Road ninety-one and nine one-hundredths feet to a point; thence extending South forty-nine degrees, fifty-seven minutes, fifty-one seconds East crossing the head of a certain twenty feet drainage right-of-way also crossing a stream in the bed of same eighty and seven one-hundredths feet to a point; thence extending South twenty-four degrees, thirty-eight minutes, fifty-two seconds East, one hundred twenty-four and seventy-two one-hundredths feet to a point; thence extending South eighty-six degrees, one minute, nine seconds West recrossing the aforesaid stream two hundred feet to the first mentioned point and place of beginning.

BEING Lot Number 24 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bernard Bradley, by Deed from John D. Luetzow, dated 12/23/2002, recorded 01/10/2003 in Book 5442, Page 181.

Parcel Number: 59-00-13081-00-9.

Location of property: 2925 Morgan Mill Road, Willow Grove, PA 19090-1519.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bernard Bradley** at the suit of Wells Fargo Bank, N.A.
Debt: \$399,890.66.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-02661

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

BEGINNING at a point on the Northeasterly side of Chestnut Street, at the distance of two hundred six and four tenths feet Northwestly from the North corner of Violet and Chestnut Streets, a corner of this and ground now or late of William Vaugban; thence by the same, Northeasterly at right angles to the said Chestnut Street one hundred twelve feet more or less to a point in the line of land now or late of, Sullivan; thence by the same Northwestly thirty-four and eighth-tenths feet to a point a corner of this and other ground of the said John Gayner; thence by the same and through the middle of the partition wall of the houses upon this and the said adjoining premises, Southwestly one hundred twelve and six-tenths feet more or less to a point on the Northeasterly side of Chestnut Street aforesaid at the distance of one hundred ten and six-tenths feet more or less from the East corner of Walnut and Chestnut Streets; and thence by the said Northeasterly side of Chestnut Street, Southeasterly thirty-four and seven-tenths feet to the place of beginning.

BEING the same property conveyed to Jimmie Hubert and Marie H. Hubert from Samuel V. Dureka and Eva G. Dureka, by Indenture dated September 10, 1970, and recorded on September 11, 1970, in Book 3611, Page 276, Instrument No. 000470, among the Land Records of Montgomery County, Pennsylvania. The said Marie H. Hubert having departed this life on or about October 5, 2007, thereby vesting said title unto Jimmie Hubert, as Surviving Tenant by the Entirety.

TITLE TO SAID PREMISES IS VESTED Jimmie Hubert and Marie H. Hubert, by Deed from Samuel V. Dureka and Eva G. Dureka, dated 9/10/1970 and recorded 9/11/1970, in Book 3611, Page 276.

Parcel Number: 13-00-08792-00-6.

Location of property: 415 East Chestnut Street, Norristown, PA 19401.

The improvements thereon are: Two story twin residential single family dwelling.

Seized and taken in execution as the property of **Jimmie Hubert** at the suit of Generation Mortgage Company.
Debt: \$128,244.70.

Chandra Arkema, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-03613

ALL THAT CERTAIN tract or piece of land with the buildings thereon erected, situate in the Village of Harleysville **Lower Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Northwest side of Alumni Avenue, a corner of land of Alumni Hall, being in the name of George C. Alderfer; thence extending along the Northwest side of Alumni Avenue, (which is dedicated for public use, about thirty feet wide), South forty-six degrees, West one hundred feet to an iron pin on the side of said alley, a corner; thence along other lands of now or late Isaiah A. Cansel, North forty-four degrees, West one hundred thirty-six and five one-tenths feet to an iron pin, a corner in a line of now or late Charles K. Tyson; thence along lands of same, North thirty-nine degrees, East one hundred two and nine one-tenths feet to an iron pin a corner of lands of the aforesaid Alumni Hall; thence along lands of the same, South forty-four degrees, East one hundred fifteen feet to the place of beginning.

CONTAINING twelve thousand six hundred square feet of land, more or less.

BEING the same premises which Harleysville National Bank and Trust Company, by Deed dated December 29, 2008, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5718, Page 00768, granted and conveyed unto Side Dish, L.P., a Pennsylvania Limited Partnership, its successors and assigns, in fee.

Parcel Number: 50-00-00046-00-3.

Location of property: 315 Alumni Avenue, Harleysville, PA 19438.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Side Dish, LP** at the suit of Phoenixville Federal Bank & Trust. Debt: \$489,407.77 plus interest in the amount of \$71.54 per diem from February 15, 2013.

Nicholas Poduslenko, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

13-04650

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County and Commonwealth of Pennsylvania, described according to a Certain Plan thereof known as "Subdivision Numbers 1 and 2, Garden Terrace Estates" made by Donald H. Schurr, Professional Engineer, dated January 2, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lois Road (fifty feet wide) (intended to be dedicated) said point being the four following courses and distances from a point of reverse curve on the Northwesterly side of Marletta Drive (for irregular width): (1) leaving Marletta Drive on the arc of a circle curving to the left, having a radius of twenty and one one-hundredths feet the arc distance of thirty and eighteen one-hundredths feet to a point of compound curve on the Southwesterly side of Lois Road; (2) Northwesterly along the Southwesterly side of Lois Road on the arc of a circle curving to the left, having a radius of four hundred seventy-five and no one-hundredths feet the arc distance of two hundred nine and sixty-eight one-hundredths feet to a point of tangent on the same; (3) North forty-five degrees, eighteen minutes West still along the Southwesterly side of Lois Road, six hundred twenty-eight and no one-hundredths feet to a point of curve on the same; and (4) Northwesterly along the Southwesterly side of Lois Road on the arc of a circle curving to the right, having a radius of one hundred seventy-five and no one-hundredths feet, the arc distance of forty-two and two one-hundredths feet to the point of beginning; thence extending from said point of beginning, South fifty-eight degrees, twenty-seven minutes, forty-eight seconds West, two hundred ten and twenty one-hundredths feet to a point; thence extending North forty-five degrees, five minutes West, two hundred twenty and one one-hundredths feet to a point; thence extending North forty-four degrees, fifty-five minutes East, nineteen and thirty-seven one-hundredths feet to a point; thence extending North forty-eight degrees, forty minutes West, nineteen and thirty-seven one-hundredths feet to a point; thence extending North forty-one degrees, twenty minutes East, thirty-nine and no one-hundredths feet to a point; thence extending South eighty-eight degrees, forty-seven minutes, forty-six seconds East, two hundred eighty-four and thirty-one one-hundredths feet to a point along the Westerly side of Lois Road; thence extending Southwardly and Southeastwardly partly along the Westerly and partly along the Southwesterly side of Lois Road on the arc of a circle curving to the left, having a radius of one hundred seventy-five and no one-hundredths feet the arc distance of one hundred and no one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 13, Section No. 1 as shown on the above mentioned plan.

BEING the same premises which James Cooper and Jane Cooper, husband and wife, granted and conveyed unto Carolyn D. Powers by Deed dated July 30, 2001 and recorded September 4, 2001 in Montgomery County Deed Book 5374, Page 163 for the consideration of \$296,900.00.

BEING the same premises which James Cooper and Jane Cooper, husband and wife, granted and conveyed unto Carolyn D. Powers by Deed dated July 30, 2001 and recorded September 4, 2001 in Montgomery County Deed Book 5374, Page 163.

Parcel Number: 36-00-07009-00-2.

Location of property: 1231 Lois Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carolyn Powers a/k/a Carolyn D. Powers** at the suit of Wells Fargo Bank, N.A. Debt: \$375,491.71 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-05104

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

BEGINNING at a point in the center line of Evansburg Road T-401 (33 feet wide) a corner of this and the lands of the n/l Harry R. Houpt; thence along the lands of the said Harry R. Houpt North 46 degrees, 00 minutes, 27 seconds West, 640.88 feet to an iron pin; thence along the lands of the n/l William DiDomencio North 44 degrees, 08 minutes, 57 seconds East, 101.47 feet to an iron pin; thence along the lands of the n/l George D. Lentz South 77 degrees, 29 minutes, 28 seconds East, 551.66 feet to an iron pin; thence along the lands of n/l Edwin Stein the three following courses and distances, to wit: (1) South 16 degrees, 30 minutes, 32 seconds West, 92.31 feet to an iron pin; (2) South 60 degrees, 44 minutes, 28 seconds East, 67.05 feet to an iron pin; (3) South 51 degrees, 29 minutes, 28 seconds East, 111.53 feet to an iron pin; thence through the bed of the aforesaid Evansburg Road South 52 degrees, 11 minutes, 23 seconds West, 338.86 feet to the point and place of beginning.

TOGETHER with a permanent sanitary sewer easement.

BEGINNING at a point on the center line of Evansburg Road, which point is a corner of this and the lands of the n/l John Stein; thence through the bed of the aforesaid Evansburg Road and through the lands of said n/l John Stein North 38 degrees, 00 minutes, 35 seconds West, 149.19 feet to a point; thence continuing through the lands of the n/l John Stein, the 2 following courses and distances, to wit: (1) North 17 degrees, 11 minutes, 21 seconds East, 172.00 feet to a point; and (2) North 10 degrees, 19 minutes, 35 seconds West, 152.87 feet to a point in line of the lands of the n/l John Stein; thence continuing along the line of the lands of the n/l John Stein South 79 degrees, 30 minutes East, 26.79 feet to a point; thence through the lands of the n/l John Stein the 2 following courses and distances, to wit: (1) South 10 degrees, 19 minutes, 35 seconds East, 149.35 feet to a point and South 17 degrees, 11 minutes, 21 seconds West, 165.06 feet to a point; thence continuing through the lands of the n/l John Stein and through the bed of the aforesaid Evansburg Road, South 38 degrees, 00 minutes, 35 seconds East, 135.87 feet to a point in the center line of said Evansburg Road; thence continuing along said center line of Evansburg Road, South 51 degrees, 25 minutes, 20 seconds West, 25.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Szewczyk and Theresa Szewczyk, h/w, by Deed from Peter Szewczyk and Theresa Szewczyk, h/w, dated 03/18/2009, recorded 03/23/2009 in Book 5724, Page 2787.

Parcel Number: 51-00-01441-00-2.

Location of property: 797 Evansburg Road, Collegeville, PA 19426-1209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Szewczyk and Theresa Szewczyk a/k/a Teresa Szewczyk** at the suit of JP Morgan Chase Bank, National Association. Debt: \$457,869.43.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-05881

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

BEGINNING at a point in the middle of the Greene Lane Road at a corner of this and lot of Fred Yerger distant 376 feet North from land now or late of Isaac Brant; thence, North 88 degrees, 40 minutes East a distance of 402 feet, 2 inches to a corner of Brant's land; thence along the same North 46 degrees, 5 minutes East a distance of 109 feet to a corner of land now or later of B. H. Brown; thence South 38 degrees, 49 minutes West a distance of 483 feet, 6 inches to the middle of the Green Lane Road aforesaid; thence along the same South 1 degree, 20 minutes East a distance of 76 feet to the point or place of beginning.

BEING, the same premises which Walter E. Slichter, individual, by Deed dated 03/29/1980 and recorded 09/03/1980 in Montgomery County in Book 4557 on Page 59, then granted and conveyed unto Paul W. Appleton, III and Sharon A. Appleton, his wife, in fee.

AND THE SAID Paul W. Appleton, III departed this life on 09/24/1992 whereby title vested solely in Sharon A. Appleton, by operation of law.

TITLE TO SAID PREMISES IS VESTED IN Matthew Paul Appleton, Individually, Danielle E. Appleton, Individually, Jamie Ann Marie Appleton, Individually, Samantha Jo Appleton, Individually by Deed from Gary Black, Jr., Administrator of the Estate of Sharon A. Appleton, Deceased dated 11/17/2010 recorded 11/19/2010 in Deed Book 5785. Page 2364.

Parcel Number: 42-00-03295-00-2.

Location of property: 180 South Pleasantview Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Sharon Appleton a/k/a Sharon A. Appleton, c/o Gary Black, Jr., Personal Representative, Gary Black, Jr., Personal Representative of The Estate of Sharon Appleton a/k/a Sharon A. Appleton, Unknown Heirs, Successors, Assigns And All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Sharon Appleton a/k/a Sharon A. Appleton, Deceased, Matthew Appleton, Known Heir of Sharon Appleton a/k/a Sharon A. Appleton, Danielle Appleton, Known Heir of Sharon Appleton a/k/a Sharon A. Appleton, Jamie Appleton, Known Heir of Sharon Appleton a/k/a Sharon A. Appleton, Samantha Appleton, Known Heir of Sharon Appleton a/k/a Sharon A. Appleton** at the suit of Bank of America, N.A. Debt: \$150,300.07.

David Neeren, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-06028

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate at Wynnewood in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey thereof made by Milton R. Yerkes, Civil Engineers, on September 29th, 1916, as follows, to wit:

BEGINNING at a spike set at the intersection of the middle lines of Penn Road and Cherry Lane and the property division line near the middle of Montgomery Avenue; thence extending along the middle of Penn Road South 1 degree, 53 minutes West, 242.68 feet to a point; thence extending North 88 degrees, 7 minutes West, 56.27 feet to a point; thence extending South 47 degrees, 58 minutes West, 15.75 feet to a point; thence extending North 42 degrees, 2 minutes West, 22 feet to a point; thence extending South 47 degrees, 58 minutes West, 8.25 feet to a point; thence extending North 42 degrees, 2 minutes West, 126.36 feet to a point in the property division line in the bed of Montgomery Avenue; and thence along the same the next two following courses and distances: (1) North 47 degrees, 19 minutes East, 33.25 feet to a spike; and (2) thence North 51 degrees, 40 minutes East, 200 feet to the first mentioned point and place of beginning.

BEING the same premises which Donald L. Sturla, Jr. and Karin E. Sturla (formerly known as Karin Ellen Blindenbacher), husband and wife by Deed dated 11/18/1996 and recorded 12/5/1996 in Montgomery County in Deed Book 5169, Page 1835 conveyed unto Donald L. Sturla, Jr. and Karin E. Sturla, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Stephanie Kovacs, by Deed from Donald L. Sturla, Jr. and Karin E. Sturla, h/w, dated 01/10/2007, recorded 02/07/2007 in Book 5634, Page 2008.

Parcel Number: 40-00-38332-00-4.

Location of property: 396 Montgomery Avenue a/k/a 396 East Montgomery Avenue, Wynnewood, PA 19096-1815.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephanie Kovacs** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Home Equity Asset-Backed Certificates, Series 2007-1. Debt: \$415,435.67.

Jonathan Lobb, Attorney, I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-06184

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision '805 Glenside Avenue' made for KNR Builders, LLC by Phutski Land Surveying, Oreland Pennsylvania, dated 4/1/2004 and last revised 1/5/2005 and recorded in Plan Book 25, Page 45 bounded and described, as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Glenside Avenue (36.5 feet wide) and the Northwesterly side of North Avenue (40 feet wide); thence extending along Glenside Avenue North 46 degrees, 33 minutes West, 50.56 feet to a point a corner of Lot No. 2 on the above plan; thence extending along said Lot No. 2 North 44 degrees, 22 minutes East, 151.15 feet to a point in line of lands now or late of Vincent B. and Margaret M. Johnston; thence extending along said lands South 45 degrees, 38 minutes East, 50.56 feet to a point on the aforesaid side of North Avenue; thence extending along North Avenue South 44 degrees, 2 minutes West, 150.34 feet to the point of intersection of Glenside Avenue and North Avenue aforesaid the first mentioned point and place of beginning.

BEING Lot No. 1.

TITLE TO SAID PREMISES IS VESTED IN Josh P. Rivkin and Loretta Rivkin, h/w, by Deed from KNR Builders, LLC, dated 06/27/2005, recorded 07/19/2005 in Book 5562, Page 2335.

Parcel Number: 31-00-11665-00-4.

Location of property: 805 East Glenside Avenue, Wyncote, PA 19095-1220.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Josh P. Rivkin a/k/a Josh Rivkin and Loretta Rivkin a/k/a Loretta A. Rivkin** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns Alt-A Trust Mortgage Pass-Through Certificates, Series 2005-8. Debt: \$314,647.71.

Jonathan Lobb, Attorney, I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-06334

ALL THAT CERTAIN lot or piece of ground, situate in King Manor, **Upper Merion Township**, Montgomery County, Pennsylvania, described by plan thereof made by Milton R. Yerkes Civil Engineer in February 1922, as follows, to wit:

BEGINNING at a point in the middle line of Crooked Lane Road (33 feet wide); extending Southeastwardly and the middle line of Crooked Lane Road extending Northeastwardly; thence along the center of Crooked Lane Road, South 20 degrees, 36 minutes East, 91 feet, 6 inches to a spike; thence North 69 degrees, 24 minutes East, 195.68 feet; thence North 23 degrees, 54 minutes West, 102.60 feet to the center of Crooked Lane Road; thence along the middle line of the same, South 66 degrees, 06 minutes West, 190.09 feet to the point and place of beginning.

BEING known as Lot No. 79.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Mosko and Mark Mosko, by Deed from Robert Scintilla, dated 06/29/2007, recorded 07/12/2007 in Book 5655, Page 218.

Parcel Number: 58-00-04771-00-4.

Location of property: 224 Crooked Lane, King of Prussia, PA 19406-2523.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael W. Mosko and Mark Mosko** at the suit of Wells Fargo Bank, N.A. Debt: \$232,872.77.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-06443

ALL THAT CERTAIN triangular shaped parcel of ground with an existing building thereon on the Southerly side of Third Avenue (50' wide), situate in **Collegetown Borough**, Montgomery County, Commonwealth of Pennsylvania, as shown on a plan titled "Boundary Survey Plat of Collegetown/Imagineering, Inc. Site", prepared by Ludgate Engineering Corporation, Plan No. D-7800897, dated November 5, 1997 and being more fully bounded and described, as follows to wit:

BEGINNING at a monument on the Southerly right-of-way line of Third Avenue (50' wide), said monument southwesterly of the intersection of Third Avenue and Main Street in the Borough of Collegetown; thence in a Southwesterly direction along lands of Pizza Hut of America the following six courses and distances: South 34 degrees, 57 minutes, 30 seconds West, 289.32 feet to an iron pin; North 55 degrees, 02 minutes, 30 seconds West, 3.00 feet to an iron pin; South 34 degrees, 57 minutes, 30 seconds West, 69.63 feet to an iron pin; by a curve to the left having a radius of 517.71 feet, a central angle of 24 degrees, 58 minutes, 34 seconds, an arc distance of 225.68 feet, a chord bearing of North 14 degrees, 15 minutes, 13 seconds West, 223.89 feet to a point near a railroad monument; North 26 degrees, 44 minutes, 37 seconds West, 65.99 feet to a concrete monument on the Southerly right-of-way line of Third Avenue, North 26 degrees, 44 minutes, 37 seconds West, 27.26 feet to a point in the center line of Third Avenue (50' wide); thence along the centerline of Third Avenue North 86 degrees, 46 minutes, 09 seconds East, 323.96 feet to a point; thence in a Southwesterly direction through the roadbed of Third Avenue South 34 degrees, 57 minutes, 30 seconds West, 31.81 feet to a point, a monument the point of beginning.

CONTAINING 1.05 acres.

BEING subject to the right-of-way of Third Avenue.

Parcel Number: 04-00-02002-00-1.

Location of property: 36 West Third Avenue, Collegetown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ralph R. Yocum, Jr.** at the suit of Perkiomen Valley School District. Debt: \$77,622.11.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

13-07144

ALL THAT CERTAIN lot or tract of land, situate on the Northwesterly side of Grosstown Road, **West Pottsgrove Township**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a subdivision plan made by Total Engineering, Inc., Pottstown, Pennsylvania for Ernest E. and Marie A. Kappenstein, dated February 7, 1970, revised October 2, 1974, as follows, to wit:

BEGINNING at a point in the bed of public road leading from West High Street to Manatawny Street known as Grosstown Road or Pennsylvania Legislative Route 45188 (legal width of 33 feet and ultimate width of 80 by Lot Plan), said point being a corner of lands of West Pottsgrove Road & Gun Club, Inc. and distant along and in said road from a corner of lands of now or late Carl Seiscio, South 30 degrees, West 10.35; thence from said point of beginning along and in the bed of Grosstown Road by lands of John Hane and Annie Hane, and partially by lands of now or formerly Douglas Schaffer, South 30 degrees, West 105.00 feet to a corner of other lands of the grantors, Ernest E. Kappenstein, Sr. and Marie A. Kappenstein, his wife; thence leaving Grosstown Road and along the Northeasterly side of other lands of the grantors, North 60 degrees, West 300.00 feet to a point on line of lands of the West Pottsgrove Rod & Gun club, Inc.; thence along other lands, North 30 degrees, East 105.00 feet to a corner and continuing along said lands, South 60 degrees, East 300.00 feet to the place of beginning.

CONTAINING 31,500 square feet of land, more or less.

TRACT #2:

ALL THAT CERTAIN small strip or piece of land, situate on the West side of Grosstown Road, **West Pottsgrove Township**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a subdivision plan as made for Christopher H. Rohrbach and Lynette L. Rohrbach dated November 19, 1988 by Ralph E. Shaner & Son Engineering, Company, Pottstown, Pennsylvania and more fully described, as follows, to wit:

BEGINNING at a point in the center of Grosstown Road, legal width of 40 feet and ultimate width of lot plan of 80 feet, said point being a corner of other lands of Peter E. Schultz and Rebecca M. Schultz, his wife; thence leaving Grosstown Road and along other lands of Peter L. Schultz, et ux., North 60 degrees, 0 minutes West, 300.00 feet

to a corner on line of lands of the grantor, Christopher H. Rohrbach and Lynette L. Rohrbach; thence along said lands of the grantors the next two (2) courses and distances to wit: (1) North 30 degrees, 0 minutes East, 10.35 feet; and (2) South 60 degrees, 13 minutes, 13 seconds East, 163.75 feet to a corner of lands of George M. Jones; thence along lands of George M. Jones, South 59 degrees, 42 minutes East, 131.25 feet to a point in the center of Grosstown Road; thence in and along the center of Grosstown Road, South 30 degrees, 0 minutes West, 10.35 feet to the place of beginning.

CONTAINING 3,202 square feet of land, more or less.

BEING the same premises which Peter L. Schultz, by Deed dated July 2, 1999 and recorded August 25, 1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5285, Page 483, granted and conveyed unto Mark Anthony Butler.

Parcel Numbers: 64-00-01937-00-6 and 64-00-01937-10-5.

Location of property: 1131 Grosstown Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Mark Anthony Butler** at the suit of Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, by its Attorney-in-Fact, Ocwen Loan Servicing, L.L.C. Debt: \$207,309.31.

M. Troy Freedman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-08275

ALL THAT CERTAIN unit in the property known, named and identified as Gwynedd Corporate Center, a Condominium, located in **Upper Gwynedd Township**, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 310 1 et seq. by the recording in the Montgomery County Recorder of Deeds at Norristown, Montgomery County, Pennsylvania of a Declaration dated March 18, 1997 and recorded on March 26, 1997 in Deed Book 5180, Page 1950 and also in Deed Book 5180, Page 1997, and First Amendment thereto dated April 20, 2001 and recorded on May 14, 2002 in Deed Book 5407, Page 1964; being and designated as Unit No. 3 together with a proportionate undivided interest in the Common Elements as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this unit in the Declaration of Condominium including the Plats and Plans.

BEING the same premises which North Side Savings Bank, successor by acquisition of Richmond Hill Savings Bank, by Deed dated 06/06/1996 and recorded 06/10/1996 in Montgomery County at Deed Book 5151, Page 1244, granted and conveyed unto GCC Land Associates, L.P., a Pennsylvania Limited Partnership, in fee.

AND BEING the same premises which GCC Land Associates, LP, a Pennsylvania Limited Partnership, by Deed dated 08/15/1997 and recorded 08/27/1997 in Montgomery County in Deed Book 5197, Page 1336 granted and conveyed unto GCC Building Associates, L.P., a Pennsylvania Limited Partnership, in fee.

AND BEING, inter alia, the same premises which Waverly Place Realty Trust, a Massachusetts Trust, by Deed dated 01/01/2005 and recorded 08/26/2005 in Montgomery County in Deed Book 5568, Page 915 granted and conveyed unto GCC Building Associates, L.P., a Pennsylvania Limited Partnership, (as to 3.73% interest) in fee.

AND BEING, inter alia, the same premises which Dee Development Company, a Massachusetts Trust, by Deed dated 01/01/2005 and recorded 10/31/2005 in Montgomery County in Deed Book 5577, Page 1854 granted and conveyed unto GCC Building Associates, L.P., a Pennsylvania Limited Partnership, (as to 44.91 % interest) in fee.

AND BEING, inter alia, the same premises which Jebro GCC, LLC, a Pennsylvania Limited Liability Company, by Deed dated 01/01/2006 and recorded 07/31/2006 in Montgomery County in Deed Book 5610, Page 776 granted and conveyed unto GCC Building Associates, L.P., a Pennsylvania Limited Partnership, (as to 6.54% interest) in fee.

AND BEING, inter alia, the same premises which Harry Lammot Belin, an individual by Deed dated 01/01/2006 and recorded 07/31/2006 in Montgomery County in Deed Book 5610, Page 780 granted and conveyed unto GCC Building Associates, L.P., a Pennsylvania Limited Partnership, (as to 15.91 % interest) in fee.

Parcel Number: 56-00-09309-02-4.

Location of property: 1180 Welsh Road, Upper Gwynedd Township, Montgomery County, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **GCC Building Associates, L.P.** at the suit of CCMS 2005-CD1 Welsh Road Limited Partnership. Debt: \$7,451,685.44.

Jenny Perkins, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-08814

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "380 Red Lion Road, a Condominium", located in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 P.S.A. 3101 et seq. by the recording in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, of a Declaration dated 8/25/03 and recorded 8/28/03 in Deed Book 5471, Page 203, being and designated in such Declaration as Unit Number 2, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 75.00%.

BEING Unit 2.

Parcel Number: 41-00-07852-03-6.

Location of property: 380 Red Lion Road, Lower Moreland Township, PA.

The improvements thereon are: Commercial building.

Seized and taken in execution as the property of **380 Red Lion Road Associates, L.P.** at the suit of Lower Moreland Township School District. Debt: \$32,250.02.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

13-10547

ALL THAT CERTAIN message and lot or piece of ground and being all of Lot No. 28 and part of Lot No. 29 in a certain plan of lots laid out by Amos W. Barnes, known as 1125 Markley Street, situated in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Markley Street, at the distance of 200.5 feet Northeasterly from the Northerly corner of Markley Street and the Boulevard, said point of beginning being opposite the middle of the partition wall between the premises hereby conveyed and the adjoining premises now or late of said Morris S. and Monroe A. Evans; thence Northwesterly the line passing through the middle of the partition wall between these premises and said Evans Brothers adjoining premises, 127 feet to a point, a corner of this and line of Lot No. 20 on the plan of Amos W. Barnes; thence along the line of Lot No. 20 and No. 12, Southwesterly 28.7 feet to a point, a corner of this and line of Lot No. 27 on said plan; thence along the line of Lot No. 27, parallel to the first line Southeasterly 127 feet to the Northwesterly side of Markley Street, aforesaid, and along said side of said Markley Street Northeasterly 28.7 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tawanda Y. Sanders, by Deed from Puleih Wang and Hai Mei Wang, dated 01/30/2008, recorded 02/05/2008 in Book 5681, Page 1048.

Parcel Number: 13-00-23676-00-8.

Location of property: 1125 Markley Street, Norristown, PA 19401-3230.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tawanda Y. Sanders** at the suit of Wells Fargo Bank, N.A. Debt: \$145,196.12.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-14252

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

BEGINNING at a point on the Northeast side of Sterigere Street at the distance of 282 feet Northwestwardly from the Northwesterly side of Markley Street, a corner of other land now or late of the grantors herein; thence along said other land of said grantors Northeasterly the line passing through the center of the partition wall dividing this house from that on the adjoining premises 160.64 feet to a point, on the Southwest side of said alley Northwesterly 20 feet to a corner of other lands of the said grantors, herein; thence along said other Southwesterly passing through the center of the partition wall dividing this house from that on the adjoining premises 160.64 feet to the North side of Sterigere Street aforesaid; thence along said side of Sterigere Street, Southeasterly 20 feet to the place of beginning.

BEING the same premises which William S. Campbell, Jr., Administrator, and William S. Campbell, III, his son, by Deed dated September 9, 2005 and recorded September 16, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5571, Page 980, granted and conveyed unto William S. Campbell, III.

Parcel Number: 13-00-35840-00-3.

Location of property: 327 West Sterigere Street a/k/a 327 Sterigere Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **William S. Campbell, III** 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-D, by its Attorney-in-Fact, Ocwen Loan Servicing, LLC. Debt: \$136,298.98.

M. Troy Freedman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-15461

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Property of Ralph D. Romig and E. Frances Romig, drawn by Ralph E. Shaner & Son Engineering Company, dated September 3, 1988 and Last Revised July 5, 1989, said Plan Recorded in Montgomery County in Plan Book C-16, Page 127, as follows, to wit:

BEGINNING at a point on the Northwesterly side of North Charlotte Street (50 feet wide) said point being at the distance of 83.16 feet measured North 64 degrees, 38 minutes East along the Northwesterly side of North Charlotte Street from its point of intersection with the Northeasterly side of Diamond Street (50 feet wide),

said point being a corner of Lot Number 2 on said plan; thence extending from said point of beginning along Lot Number 2 North 25 degrees, 22 minutes West, 140.00 feet to a point on the Southeasterly side of Liberty Alley (20 feet wide); thence extending along same North 64 degrees, 38 minutes East, 32.50 feet to a point, a corner of Lot Number 4 on said plan; thence extending along same South 25 degrees, 22 minutes East, 140.00 feet to a point on the Northwesterly side of North Charlotte Street; thence extending along the same South 64 degrees, 38 minutes, 32.5 feet to the first mentioned point and place of beginning.

CONTAINING 4,550 square feet of land.

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

TITLE TO SAID PREMISES IS VESTED IN Christopher Hamilton, by Deed from John B. Stawasz, by his agent Robert Winters, dated 07/30/2004, recorded 09/10/2004 in Book 5524, Page 2854.

Parcel Number: 16-00-04268-30-6.

Location of property: 865 North Charlotte Street a/k/a 863 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Hamilton a/k/a Christopher R. Hamilton** at the suit of Wells Fargo Bank, N.A. Debt: \$125,651.36.

Meredith Wooters, Attorney. I.D. #307207

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-16549

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

BEGINNING at a point, an iron pin on the Northerly line of Walnut Street, at a corner of this and other lands of Hiram Hamberger distant 176 feet, 6 and 1/2 inches measured Eastwardly from the Easterly line of Franklin Street; thence extending from said point of beginning at right angles to said Walnut Street Northwardly 140 feet, 2 and 1/2 inches, more or less to an alley; thence extending along said alley Eastwardly 31 feet, 2 inches to Lot Number 41, late of Mary Anna Fryer, now Oliver Fryer; thence extending by the same Southwardly 140 feet, 2 and 1/2 inches, more or less to Walnut Street, aforesaid; thence extending by the same Westwardly 31 feet, 2 inches to the first mentioned iron pin and place of beginning.

BEING the whole of Lot Number 39 and part of Lot Number 37.

TITLE TO SAID PREMISES IS VESTED IN John J. Piekarski, by Deed from Real Solutions, Inc., a Pennsylvania Corporation, dated 05/19/2006, recorded 08/01/2006 in Book 5610, Page 1504.

Parcel Number: 16-00-30756-00-8.

Location of property: 419 Walnut Street, Pottstown, PA 19464-5611.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Piekarski** at the suit of JP Morgan Chase Bank, National Association. Debt: \$73,873.38.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-16596

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, known and designated as 3 and 5/10 feet of Lot No. 25 and 38 feet of Lot No. 26 on the revised plan of lots of Glenside Terrace, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 905, Page 600 and described according to a survey thereof made by Albright and Mebus, Civil Engineers, as follows:

BEGINNING at a point in the Northeasterly side of Tague Avenue (40 feet wide) at the distance of 581.32 feet Northwardly from the intersection with the Northeasterly side of Tague Avenue, produced, makes with the Northwesterly side of Easton Road (50 feet wide) produced.

CONTAINING in front or breadth on the aforesaid Tague Avenue 41.5 feet and extending of that width in length or depth Northwardly between parallel lines at right angles to Tague Avenue, the distance of 130 feet.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in Glenside, **Abington Township**, Montgomery County, Pennsylvania, described as follows, to wit:

BEGINNING at an interior point on the Northeasterly side of a 14 feet wide driveway which leads Southeastwardly and Northwestwardly which interior point is measured Northeastwardly the distance of 130 feet from a point on the Northeasterly side of Tague Avenue (40 feet wide) which point is measured Northwestwardly along the said Northeasterly side of Tague Avenue the distance of 581.32 feet more or less from a point formed by the said Northeasterly side of Tague Avenue and the Northwesterly side of Easton Road (50 feet wide), both lines produced; thence extending Northwestwardly along the Northeasterly side of said 14 feet wide driveway the distance of 41 feet, 5 inches more or less to a point; thence Northeastwardly 50 feet, 0 inches more or less to a point; thence Southeastwardly 41 feet, 5 inches more or less to a point; thence Southwestwardly 50 feet, no inches more or less to a point on the Northeasterly side of said 14 feet wide driveway being the first mentioned point and place of beginning.

BEING the same premises which Louis J. Evangelista and Norma M. Evangelista, husband and wife, by Deed dated June 9, 2003, and recorded July 25, 2003, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5466, Page 741, granted and conveyed unto Pamela Fouch, unmarried and Kevin Keys, unmarried, in fee.

Parcel Number: 30-00-65816-00-7.

Location of property: 2347 Tague Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kevin Keys and Pamela Fouch n/k/a Pamela Keys** at the suit of U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, as Successor Plaintiff to HSBC Mortgage Services, Inc. Debt: \$303,186.51.

Christina C. Viola, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-21530

ALL THAT CERTAIN Unit in the property known, named and identified as Hunter House Condominium, located in **Lower Merion Township**, County of Montgomery, 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 Recorder of Deeds Office of Montgomery County at Norristown, Pennsylvania of a Declaration dated April 21, 1981, and recorded on April 21, 1981, in Deed Book 4619, Page 43, being and designated as Unit No. 104, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.653%.

BEING the same premises which Charles Roach, Jr. and Nancy O. Roach, husband and wife, by Deed dated the 17th day of June, 1998, and recorded the 2nd day of July, 1998, in the Office of the Recorder of Deeds in Montgomery County, Pennsylvania in Deed Book 5231, Page 1267, granted and conveyed unto Ruth Boyle, the Grantor herein, in fee.

BEING the same premises conveyed to Martina M. Martin, single, by Deed from Ruth Boyle, single, dated 09/18/2006, recorded 09/25/2006 in Book 5617, Page 1549.

Parcel Number: 40-00-40232-08-4.

Location of property: 449 Montgomery Avenue, #104, Haverford, PA 19041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Martina M. Martin** at the suit of Federal National Mortgage Association. Debt: \$179,119.53 plus interest to sale date.

Heather Riloff, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-22465

ALLTHATCERTAIN Unit, designated as Unit Number 22 G, being a Unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Chatham Village of Towamencin Condominium, including the plans attached thereto as an Exhibit being dated the Fifteenth day of June, A.D., 1981 and recorded in the Office of the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the Twenty-Second day of June, A.D. 1981, in Deed Book 4634, Page 170, etc.

TOGETHER with a .286 percent undivided interest, of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid Declaration and the Instruments recorded in Deed Book 3572, Page 345, Deed Book 3597, Page 34 and Deed Book 3472, Page 296.

BEING the same premises which the Tax Claim Bureau Of Montgomery County, by Deed dated 4/24/2000 and recorded 5/1/2000 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5315, Page 178, granted and conveyed unto Albert Martin, Dan Shelikoff and Irvin Povlov.

Parcel Number: 53-00-00693-63-1.

Location of property: 156 Berwick Place, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Martin T. Jacobson, Individually and All Known Surviving Heirs of Martin T. Jacobson, Deceased, and All Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Martin T. Jacobson, Deceased** at the suit of 3rd Fed Bank f/k/a Third Federal Savings Bank. Debt: \$112,662.40.

Sarah A. Elia, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-24723

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the East side of Evans Street North of West Street, bounded and described, as follows, to wit:

BEGINNING at a point on the East side of Evans Street at a distance of 110 feet Northwardly from the North line of said West Street and line of land now or late of Sarah Weldner; thence Eastwardly along said Weldner's land 140 feet to a 20 feet wide alley; thence Northwardly along said alley 21 feet to a point; thence Westwardly and parallel with the first named line 140 feet to Evans Street aforesaid; thence along the same Southwardly 21 feet to the place of beginning.

BEING the same premises which Scott A. Swartz and Jean M. Swartz, by Deed dated March 3, 1998, and recorded March 3, 1998, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5217, Page 2086, granted and conveyed unto Jean M. Swartz, her heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN David Fisher and Jean M. Swartz, h/w, by Deed from David Fisher and Jean M. Swartz, h/w, dated 06/24/2005, recorded 07/18/2005 in Book 5562, Page 1577.

Parcel Number: 16-00-07672-00-7.

Location of property: 512 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Fisher and Jean M. Swartz** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for the Encore Credit Receivables Trust 2005-3. Debt: \$109,078.16 plus interest to sale date.

Heather Riloff, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-24959

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania, described according to a survey thereof made for Enfield Corporation by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated 2/3/1951, and recorded at Norristown in Deed Book 2153, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bell's Mill Road (41.5 feet wide) at the distance of 490.19 feet measured Northeastwardly along the Southeasterly side of Bell's Mill Road from the Northeasternmost terminus of a radial round corner connecting the Southeasterly side of Bell's Mill Road with the Northeastly side of Bethlehem Pike (60 feet wide), said beginning point being the center line of a certain 14 feet wide right-of-way which extends Southeastwardly from Bell's Mill Road; thence extending North 78 degrees, 15 minutes East along the Southeasterly side of Bell's Mill Road 90.50 feet to the center line of another 14 feet wide right-of-way leading Southeastwardly from Bell's Mill Road; thence extending South 11 degrees, 45 minutes East along the center line of the second mentioned 14 feet right-of-way 74.75 feet to the center line of a certain 14 feet wide right-of-way; thence extending South 60 degrees, 58 minutes and 16 seconds West along the center line of the last mentioned 14 feet wide right-of-way 94.78 feet to a point, said point being the center line of the first mentioned 14 feet wide right-of-way; thence extending North 11 degrees, 45 minutes West along the center line of the first mentioned 14 feet wide right-of-way 102.90 feet to the Southeasterly side of Bell's Mill Road, the first mentioned point and place beginning.

BEING known as Lot #7 on the above mentioned plan.

TOGETHER with the right, use, liberty and privilege of the above mentioned 14 feet wide rights-of-ways for drainage, utilities and driveways.

TITLE TO SAID PREMISES IS VESTED IN Thomas F. Hughes, by Deed from Carolyn R. Huggins and Rachel M. Huggins, dated 10/29/1990, recorded 11/05/1990 in Book 4962, Page 871.

Parcel Number: 52-00-01285-00-4.

Location of property: 26 Bells Mill Road a/k/a 26 Bells Mills Road, Glenside, PA 19038-8248.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas F. Hughes** at the suit of Wells Fargo Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates, Series 2004-PR2 Trust. Debt: \$192,320.40.

Jonathan Lobb, Attorney, I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-25119

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Sons Engineering Company, as follows, to wit:

BEGINNING at a corner of other lands of Harry W. Hartenstine, said point being in the middle of Kurtz Road (33.00 feet wide) near Schaeffer Road; thence leaving said road and along lands now or late of John Keck and others, North 99 degrees, 00 minutes East, 570.44 feet to a corner in a stone wall and continuing along said land North 45 degrees, 56 minutes East, 491.00 feet to a heap of stones, a corner on line of lands late of John Fegley; thence along the same South 42 degrees, 04 minutes East, 440.50 feet to a corner on line of land late of Harry Potts; thence along the same South 47 degrees, 37 minutes West, 563.26 feet to a post, a corner, thence North 82 degrees, 05 minutes West, 313.50 feet to corner in the bed of the aforesaid Kurtz Road; thence in said road on a diagonal line of South 81 degrees, 55 minutes West, 24.40 feet to a corner in said road and on line of other land of aforesaid road North 57 degrees, 19 minutes West, 579.35 feet to the first mentioned point and place of beginning.

— 55 —

BEING the same premises which Gary W. Fogle and Teresa J. Delaney by Deed dated January 6, 2006 and recorded in the Montgomery County Recorder of Deeds Office on January 11, 2006 in Deed Book 5586, Page 1532 as Deed Instrument No. 2006005061, granted and conveyed unto Gary W. Fogle.

Parcel Number: 47-00-03060-00-7.

Location of property: 137 Kurtz Road, Schwenksville, PA 19473.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary W. Fogle and United States of America** at the suit of EverBank. Debt: \$303,223.44.

Caitlin M. Donnelly, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-25395

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, designated as Lot Number 1409 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, designated according to an 'As-Built' Plan of House No. 1409, prepared by Serdy, Bursich & Huth, Inc., as endorsed hereon, as follows, to wit:

BEGINNING at a point on the extended center line of the party wall of these premises with premises Lot Number 1408, as shown on said plan, which point is measured the four following courses and distances from the point of intersection of the center line of Buchert Road (no width given) with the center line South 11', 31', 14" East the distance of 185.01 feet to a concrete monument a corner; (2) thence extending South 30', 40', 45" East the distance of 212.34 feet to a point, a corner; (3) thence extending South 53', 33' East the distance of 95.66 feet to a point a corner; (4) thence extending South 37', 27" West the distance of 144.81 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 37', 27' West from said point of beginning, 20.00 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

BEING the same premises which United Guaranty Residential Insurance Company dated January 4, 2007 intended to be recorded herewith in the Montgomery County Recorder of Deeds Office in Norristown, Pennsylvania granted and conveyed unto Michael Chapko and Lidia Dimino, mortgagors herein.

TITLE TO SAID PREMISES IS VESTED IN Michael Chapko and Lidia Dimino, as Tenants in Common by Deed from United Guaranty Residential Insurance Company dated 01/02/2008 recorded 01/18/2008 in Deed Book 5679, Page 984.

Parcel Number: 42-00-05117-97-9.

Location of property: 1409 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Chapko and Lidia Dimino** at the suit of PNC Bank, National Association. Debt: \$126,412.68.

Jordan David, Attorney, I.D. #311968

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-26094

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lots Number 273 and 274 on a certain plan of lots West Willow Grove, recorded at Norristown in Deed Book No. 544, Page 500 &c., described together as one lot thereto, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Osbourne Avenue at the distance of fifty-five feet Northeastwardly from the Northeastly side of Montgomery Avenue.

CONTAINING in front or breadth on the Southeasterly side of said Osbourne Avenue fifty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Osbourne Avenue one hundred and twenty-five feet.

UNDER AND SUBJECT to certain restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Judith H. Rook, by Deed from Donald E. Rook and Judith H. Rook, his wife, dated 01/04/1982, recorded 02/17/1982 in Book 4679, Page 1086.

Parcel Number: 30-00-50804-00-7.

Location of property: 1849 Osbourne Avenue, Willow Grove, PA 19090-3949.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judith H. Rook** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$138,282.11.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-26494

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 Pine View Estates", made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated September 30, 1958, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-4, Page 100, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Red Lion Road (forty-six and fifty one-hundredths feet wide) said point being the distance of thirty-nine and one one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty-five and no one-hundredths feet wide); thence extending from said point of beginning South forty-five degrees, forty-one minutes East along the Southwesterly side of Red Lion Road one hundred twenty-six and no one-hundredths feet to a point; thence extending North forty-five minutes, West one hundred fifty-two and five one-hundredths feet to a point on the Southwesterly side of Pine Road aforesaid; thence extending North forty-four degrees, fifty-five minutes East along the Northeasterly side of Pine Road ninety-nine and sixty-eight one-hundredths 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 twenty-five and no one-hundredths feet the arc distance of thirty-nine and one one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 11 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES VESTED IN Ernesio Cotrim, Jr. and Christian Cotrim by Deed from Robert L. Adshead, Executor of the Estate of Gloria K. Sorber, Deceased dated 9/30/2004 and recorded on 10/3/2004 in the Montgomery County Recorder of Deeds in Book 5526, Page 2577.

Parcel Number: 41-00-07321-00-9.

Location of property: 2437 Pine Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ernesio Cotrim, Jr. and Christian Cotrim** at the suit of Wells Fargo Bank, N.A., as Trustee on Behalf of the Holders of Harbor View 2006-12. Debt: \$508,893.98.

Robert W. Williams, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-26875

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by William Magarity, Jr., dated November 15, 1950, as follows, to wit:

BEGINNING at a point on the Southeast side of Forest Avenue (50 feet wide) at the distance of 74.60 feet Northeast from the point of intersection of the said side of forest Avenue with the Northeast side of Jackson Street 50 feet wide); thence along the said side of Forest Avenue, North 41 degrees, 4 minutes East, 16 feet to a point, a corner of premises known as 12 forest Avenue; thence along the same, South 48 degrees, 56 minutes East, the line for a portion of the distance passing through the party wall which separates the house on these premises from that on the adjacent premises, 67.25 feet to a point on the Northwest side of 20 feet wide alley; thence along the said side thereof, South 41 degrees, 4 minutes West, 16 feet to a point, a corner of premise known as 8 Forest Avenue; thence along the same, North 48 degrees, 56 minutes West, the line for a portion of the distance passing through the party wall which separates the house on these premises from that on the adjacent premises, 67.25 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 20 feet wide driveway, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon entitled to the use thereof.

SUBJECT to the proportionate part of the cost and expense of keeping the said driveway in good order, condition and repair.

BEING the same premises which Ethel E. Knorr, by Deed dated 4/29/04 and recorded 5/21/04 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5508, Page 1355, granted and conveyed unto Joseph P. Bellitto.

Parcel Number: 13-00-11256-00-8.

Location of property: 10 Forest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph P. Bellitto** 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: \$83,614.89.

Richard J. Nalbandian, Attorney, I.D. #312653

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-27135

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania in August, 1952, as follows, to wit:

BEGINNING at a point on the Southeast side of Buttonwood Street (66 feet wide) at the distance of 266.67 feet Northeastwardly from the Northeast side of James Street (66 feet wide); thence extending along the Southeast side of Buttonwood Street North 41 degrees, 30 minutes East, 25 feet to a point; thence extending South 48 degrees, 38 minutes East, 120 feet to a point on the Northwest side of a 20 feet wide alley; thence extending along the Northwest side of said 20 feet wide alley South 41 degrees, 30 minutes West, 25 feet to a point; and thence extending North 48 degrees, 38 minutes West the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises 120 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandra W. Urban by Deed from Michael D. Tuzzi dated October 23, 2006 and recorded November 3, 2006 in Deed Book 5626, Page 01563.

Parcel Number: 13-00-05556-00-2.

Location of property: 1018 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra W. Urban** at the suit of Nationstar Mortgage, LLC.
Debt: \$120,299.63.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-27380

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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and being known and designated as Lot #51 on a Plan of Lots known as Beechwood Heights and more particularly described according to a survey thereof made by Joseph W. Hunter, Surveyor, on September 8, 1886 and intended to be forthwith recorded at Norristown, as follows:

BEGINNING at a point in the Southwesterly line of Abington Road, now being known as Glenside Avenue, a corner of this and ground now or late of Thomas Nicholson, said corner of beginning point being opposite to and on a course South 77 degrees, 28 minutes West from a point in the middle of the said Abington Road, now being known as Glenside Avenue, which last mentioned point is distant 59.97 feet on a course North 49 degrees, 33 minutes West from a stone set in the middle of the said Abington Road, now being known as Glenside Avenue at a bend therein being its first bend North of its intersection with Woodland Avenue; thence extending South 77 degrees, 78 minutes West on a line parallel with and at a distance of 150 feet from the said Woodland Avenue (as laid out 50 feet wide), by Nicholson's ground and by ground now or late of Evans and Garner 150.53 feet to ground now or late of Willis P. Hazard; thence by the same North 12 degrees, 32 minutes West, 56 feet to a point; thence still by the said Hazard's ground North 64 degrees, 40 minutes East, 120.88 feet to the Southwesterly line of said Abington Road, now known as Glenside Avenue; and thence by said road or avenue South 49 degrees, 33 minutes East, 31 feet to the said Nicholson's ground, the place of beginning.

BEJNG the same premises which Milton Paleologos and Judith B. Leer, by Deed dated 11/24/1992 and recorded 12/8/1992 in Montgomery County in Deed Book 5027, Page 487 granted and conveyed unto Milton Paleologos and Judith B. Paleologos, husband and wife, in fee.

Parcel Number: 31-00-11914-00-7.

Location of property: 406 Glenside Avenue a/k/a 406 East Glenside Avenue, Wyncote, PA 19095.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Milton Paleologos and Judith B. Paleologos** at the suit of PNC Bank National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$246,705.16.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-28193

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Edward A. Cardwell, Registered Surveyor, on October 29, 1949, and revised July 26, 1950, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fitzwatertown Road (fifty-eight and fifty one-hundredths feet wide) which point is measured North twenty-two degrees, fifty-six minutes, thirty seconds East, ninety-nine and seventeen one-hundredths feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of twenty-five feet the arc distance of thirty-nine feet from a point on the Northeasterly side of Woodhill Drive (South) (fifty feet wide); thence extending North sixty-seven degrees, twenty-six minutes, thirty seconds West, one hundred thirty-nine and sixty-six one-hundredths feet to a point; thence extending North twenty-two degrees, thirty-three minutes, thirty seconds East, fifty-one feet to a point; thence extending South sixty-seven degrees, twenty-six minutes, thirty seconds East, one hundred forty feet to a point on the Northwesterly side of Fitzwatertown Road; thence extending along the said side of Fitzwatertown Road, South twenty-two degrees, fifty-six minutes, thirty seconds West, fifty-one feet to the first mentioned point and place of beginning.

BEING Lot No. 7 Woodhill Gardens.

TITLE TO SAID PREMISES IS VESTED IN David M. Bruder, by Deed from The Estate of Anna B. Mantle, Deceased, by Stephen J. Mantle, Administrator, C.T.A., dated 10/14/2005, recorded 10/21/2005 in Book 5576, Page 686.

Parcel Number: 59-00-07537-00-9.

Location of property: 426 Fitzwatertown Road, Willow Grove, PA 19090-2330.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Bruder** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-12. Debt: \$158,155.06.

Jonathan Lobb, Attorney, I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-28617

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

BEGINNING at the Northeasterly corner of Lot No. 12, said point being on the Easterly property line of Hale Street (50 feet wide) and distant along the same from a point marking the Northeasterly property line intersection, as projected, of the aforesaid Hale Street and another ordained street known as Prospect Street, North 44 degrees, 56 minutes East, 130.0 feet; thence from said point of beginning continuing along the Easterly property line of Hale Street North 44 degrees, 56 minutes East, 55.0 feet to a corner of lot 14; thence along the same South 45 degrees, 04 minutes East, 140.0 feet to a corner on the Westerly side of a given 20 feet wide alley; thence along the same South 44 degrees, 56 minutes West, 55.0 feet to a corner of Lot No. 12; thence along the same North 45 degrees, 04 minutes West, 140.0 feet to the place of beginning.

BEING the same premises which Gene A. Morris, Executor of the Estate of Kathlyn W. Davis, by Deed dated November 25, 2002 and recorded December 10, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5437, Page 1651, granted and conveyed unto Howard M. Schankweiler and Diane L. Schankweiler, husband and wife, as Tenants by the Entireties.

Parcel Number: 16-00-12204-00-2.

Location of property: 918 Hale Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Howard M. Schankweiler and Diane L. Schankweiler** at the suit of Sabr Mortgage Loan 2008-1 REO Subsidiary-1, LLC, by its Servicier Ocwen Loan Servicing, LLC. Debt: \$144,065.36.

M. Troy Freedman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-28783

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated January 15, 1965, as follows, to wit:

BEGINNING at a point on the Southerly side of a Roadway, 50 feet wide but not open, which point is measured South 61 degrees, 46 minutes West the distance of 290.23 feet from a point of curve which last mentioned point is measured along the arc of a circle curving to the left having a radius of 2,733.5 feet the arc distance of 572.5 feet from a point of tangent, which last mentioned point is measured South 73 degrees, 46 minutes West, 164.76 feet from a point in the line of lands formerly of the Alexis Club which last mentioned point is measured South 14 degrees, 39 minutes East, 91.55 feet from a Rail Monument set in the Southerly side of the Pennsylvania Railroad Schuylkill Division Right-of-Way; thence extending from said point of beginning along line of lands now or late of Thomas Kunda South 25 degrees, 09 minutes, 40 seconds East, 501.46 feet to a point on the North bank of the Schuylkill River; thence extending along the same, South 65 degrees, 17 minutes West, 100 feet to a point, a corner of lands now or late of Gilbert Fusco; thence extending along the same, North 25 degrees, 09 minutes, 40 seconds West, 495.31 feet to a point on the Southerly side of the roadway, 50 feet wide but not open; and thence extending along the same, North 61 degrees, 48 minutes East, 100.15 feet to the first mentioned point and place of beginning.

TOGETHER with the free and uninterrupted use, like privilege of and passage in and along a certain right-of-way fifteen feet, thirty-three feet and fifty feet in width respectively, along the right-of-way of the Pennsylvania Schuylkill Valley Railroad Company from the public road leading from the bridge under the said Pennsylvania Schuylkill Valley Railroad Company's tracts, at Port Indian to the Schuylkill River, to the property of one Lubin, a distance of six hundred eighty-one and fourteen one-hundredths feet beyond the premises herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN Luis F. Nieves-Sosa and Megan Love Nieves-Sosa, by Deed from Adeline Branco, dated 05/31/2006, recorded 06/06/2006 in Book 5603, Page 1722.

Parcel Number: 63-00-03574-00-8.

Location of property: 73 West Indian Lane, Eagleville, PA 19403-3510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Luis F. Nieves-Sosa a/k/a Luis F. Nieves and Megan Love Nieves-Sosa a/k/a Megan Love Nieves** at the suit of Wells Fargo Bank, N.A. Debt: \$299,069.76.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29183

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert P. Conlen** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$82,462.52.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29244

ALL THAT MESSUAGE and tract of land, together with the dwelling and building now thereon erected, situate along Camp Road in **Franconia Township**, Montgomery County, Pennsylvania, being more particularly described according to a survey by Urwiler and Walter, Inc., dated September 3, 1971, bounded and described, as follows, to wit:

BEGINNING at a spike in the center line of Camp Road (33 feet wide), said spike being the intersection of herein described lands of Richard Bernd and lands of Daniel Heatwole with said center, line, said spike also being located three hundred twenty-two feet (322 feet) more or less measured Northwesterly from the intersection of said center line with the center line of Morwood Road; thence continuing along said center line of Camp Road the following two courses and distances: (1) North thirty-nine degrees, one minute, thirty seconds West, ninety-three and thirty-four hundredths feet (North 39 degrees, 01 minutes, 30 seconds West, 93.34 feet)-to a spike; (2) North thirty-eight degrees, thirty minutes, ten seconds West, thirty-eight and sixty-eight hundredths feet (North 38 degrees, 30 minutes, 10 seconds West, 38.68 feet) to a spike in line of lands of Ronald R. Landis; thence extending along the same the following two courses and distances: (1) North forty-five degrees, eleven minutes, thirty-two seconds East, three hundred eighty and seventy hundredths feet (North 45 degrees, 11 minutes, 32 seconds East, 380.70 feet) to an iron pin; (2) South forty-six degrees, seven minutes East, twenty-nine and sixty hundredths feet (South 46 degrees, 07 minutes East, 29.60 feet) to an iron pin in line of lands of Daniel Heatwole; thence extending along the same following three courses and distances: (1) South forty-three degrees, fifty-three minutes West, one hundred fifty-two and sixty-two hundredths feet (South 43 degrees, 53 minutes West, 152.62 feet) to an iron pin.; (2) South thirty-nine degrees, thirty-seven minutes East, one hundred twenty-three feet (South 39 degrees, 37 minutes East, 123.00 feet) to an iron pin; (3) South fifty-one degrees, ten minutes, forty-seven seconds West, two hundred thirty-two and fifty-nine hundredths feet (South 51 degrees, 10 minutes, 47 seconds West, 232.59 feet) to the point and place of beginning.

CONTAINING eight hundred seventy-five thousandths (0.875A) acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Brian J. Bernd, son, by Deed from Richard L. Bernd, Deceased, dated 03/23/2007, recorded 04/11/2007 in Book 5642, Page 1868.

Parcel Number: 34-00-00655-00-4.

Location of property: 913 Camp Road, Telford, PA 18969-2304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian J. Bernd** at the suit of Wells Fargo Bank, N.A. Debt: \$115,331.97.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29411

ALL THAT CERTAIN lot or parcel of land with the message or tenement thereon erected, situate in "Maple Meadow" off Butler Pike in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot No. 15 as shown on a Plan of Subdivision made of "Maple Meadow" made for E. Thomas Flood by Urwiler and Walter, Inc., dated April 30, 1985, last revised May 15, 1985, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-46, Page 305.

BEING Lot No. 15 as above set out.

TITLE TO SAID PREMISES IS VESTED IN William Belz, by Deed from Eileen M. Lapenta, dated 09/26/2006, recorded 10/05/2006 in Book 5618, Page 1893.

Parcel Number: 65-00-07479-32-2.

Location of property: 15 Maple Drive, Conshohocken, PA 19428-2206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Belz** at the suit of Wells Fargo Bank, N.A. Debt: \$295,906.83.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29572

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan thereof known as "Abington Woods", Section No. 4, made by George B. Mebus, Inc., Registered Professional Engineers, dated January 6, 1956, said plan being recorded in the Office for the Recording of Deeds in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-2, Page 142, on April 20, 1956, as follows, to wit:

BEGINNING at a point on the Easterly side of Zachary Road, fifty feet wide, said point being the three (3) following courses and distances from the point of curve on the Southeastery side of Rose Road, fifty feet wide: (1) on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-two and thirty one-hundredths feet to a point of tangent on the Northeastery side of Zachary Road; (2) South fifteen degrees, thirty-three minutes, forty-seven seconds East along the Northeastery side of Zachary Road, three hundred twenty-two and sixty-four one-hundredths feet to a point of curve; and (3) Southeastwardly along the Northeastery and Easterly sides of Zachary Road on the arc of a circle curving to the right having a radius of two hundred feet the arc distance of fifty-one and eighteen one-hundredths feet to the place of beginning; thence extending from said point of beginning North eighty-nine degrees, five minutes, fifty-five seconds East, one hundred five and sixty-seven one-hundredths feet to a point; thence extending South one degree, thirty-five minutes, five seconds West, ninety-eight and thirty one-hundredths feet to a point; thence extending North seventy-two degrees, fifty-one minutes, eleven seconds West, one hundred seventeen feet to a point on the Southeastery side of Zachary Road; thence extending Northeastwardly partly along the Southeastery and partly along the Easterly sides of Zachary Road on the arc of a circle curving to the left having a radius of two hundred feet the arc distance of sixty-three feet to the first mentioned point and place of beginning.

BEING Lot No. 211 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Vivian Miller, by Deed from Marguerite J. Madden, dated 09/20/1995, recorded 10/17/1995 in Book 5128, Page 1649.

Parcel Number: 30-00-74840-00-1.

Location of property: 1311 Zachary Road, Roslyn, PA 19001-2811.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert E. H. Miller, in his Capacity as Executor and Devisee of the Estate of Vivian F. Miller a/k/a Vivian Miller and Randi N. Miller, in her Capacity as Devisee of the Estate of Vivian F. Miller a/k/a Vivian Miller** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$27,068.10.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29592

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Plan of Lots, Prussian Woods Townhouses, made by Pennoni Associates, Inc. dated March 31, 1976, last revised September 22, 1977 recorded in Plan Book A-30, Page 80, as follows, to wit:

BEGINNING at a point on the title line in the bed of Linden Way, being a corner of Lot 88 on said plan; thence extending from said point of beginning along Lot 88 the two following courses and distances: (1) North sixty-one degrees, thirty-nine minutes, fourteen seconds West, seventy-four and seventy-nine one-hundredths feet to a point; (2) North thirty-eight degrees, thirty minutes West, eighty-two and seven one-hundredths feet to a point in line of Lot 121 (open space); thence extending along said open space, North fifty-one degrees, thirty minutes East, twenty feet to a point, a corner of Lot 86; thence extending along Lot 86 the two following courses and distances: (1) South thirty-eight degrees, thirty minutes East, eighty-one and eighty-nine one-hundredths feet to a point; (2) South fifty-three degrees, fifteen minutes, twenty-six seconds East, sixty-eight and forty-seven one-hundredths feet to a point on the title line on the arc of a circle curving to the left having a radius of fifty-eight feet the arc distance of eight and fifty-one hundredths feet to the point and place of beginning.

BEING Lot No. 87, House No. 1703 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Bellomo, by Deed from Philip Tao Sung Siu and An Ya Ho, h/w, dated 10/25/2004, recorded 11/17/2004 in Book 5533, Page 558.

Parcel Number: 58-00-12708-13-1.

Location of property: 1703 Linden Way, King of Prussia, PA 19406-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Bellomo** at the suit of Wells Fargo Bank, N.A, s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$158,833.07.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29625

ALL THAT CERTAIN tract or parcel of land, situate in **Skippack Township**, Montgomery County, Pennsylvania, being shown on a plan of property, prepared for Meadowcreek Estates, Inc., by Metz Engineers, Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated 7/30/2001 and last revised 12/10/2002 and duly recorded 1/21/2003 in Montgomery County in Plan Book A-61, Page 138.

BEING Lots #16 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joel Polen and Rachel H. Polen, h/w, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 02/25/2004, recorded 04/15/2004 in Book 5504, Page 1011.

Parcel Number: 51-00-03626-15-7.

Location of property: 4404 Meadowridge Circle, Colledgeville, PA 19426-4196.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joel Polen a/k/a Joel M. Polen and Rachel H. Polen** at the suit of Astoria Federal Savings and Loan Association. Debt: \$372,305.50.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29851

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Cedar Knoll, made by Brian J. Nixon & Associates, dated 6/1/1990 and last revised 8/2/1993, and recorded in Plan Book A-54, Page 281, and bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cindy Lane (50 feet wide) a corner of Lot 10 on said plan; thence extending along the Southeasterly side of Cindy Lane on the arc of a circle curving to the right having a radius of 450.00 feet the arc distance of 46.65 feet to a point of tangent; thence still along the same North 10 degrees, 35 minutes, 00 seconds East, 60.46 feet to a point; thence extending along Lot 8 on said plan South 79 degrees, 25 minutes, 00 seconds East, 226.28 feet to a point; thence extending along lot on said plan South 27 degrees, 29 minutes, 10 seconds West, 90.38 feet to a point; thence extending along Lot 10 aforementioned North 85 degrees, minutes 25 seconds West, 198.65 feet to the point and place of beginning.

BEING Lot No. 9 on said plan.

BEING the same premises which Paxton Scott Nace and Judith S. Nace granted and conveyed unto Thomas Geissler by Deed dated June 25, 2010 and recorded July 23, 2010 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5774, Page 1708.

Parcel Number: 57-00-00361-51-8.

Location of property: 1040 Cindy Lane, Red Hill, PA 18076.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas Geissler** at the suit of Central Mortgage Company. Debt: \$219,910.96.

Craig Oppenheimer, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29854

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 record plan made for Toll Brothers, made by Yerkes Associates, Inc., dated June 29, 1984 and last revised January 15, 1985 said plan being recorded in the Office of the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-46, Page 165, as follows, to wit:

BEGINNING at a point said point being measured the 7 following courses and distances from a point of reverse curve on the Northwestern side of Copper Beech Drive (28 feet wide): (1) on the arc of a circle curving to the left having a radius of 24.00 feet and the arc distance of 34.52 feet to a point of tangent on the Southwesterly side of Orchard Court (28 feet wide); (2) North 79 degrees, 00 minutes, 00 seconds West, 49.71 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 136.00 feet and the arc distance of 35.61 feet to a point of tangent; (4) South 86 degrees, 00 minutes, 00 seconds West, 18.29 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 164.00 feet and the arc distance of 143.88 feet to a point; (6) South 47 degrees, 24 minutes, 00 seconds West, 24.00 feet to a point; and (7) North 41 degrees, 33 minutes, 29 seconds West, 7.33 feet to the point of beginning and point of beginning being a point a corner of Lot No. 34-4 as shown on the above mentioned plan; thence extending along the aforesaid Lot South 48 degrees, 45 minutes, 00 seconds West, 67.38 feet to a point; thence extending from said point North 41 degrees, 15 minutes, 00 seconds West, 28.00 feet to a point a corner of Lot No. 34-2; thence extending along the aforesaid lot North 48 degrees, 45 minutes, 00 seconds East, 67.23 feet to a point; thence extending from said point South 41 degrees, 33 minutes, 29 seconds East, 28.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 1,885 square feet.

BEING Lot No. 34-3 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Patricia Mckernan, by Deed from Frederick A. Heuer and Mary A. Heuer, h/w, dated 09/26/1997, recorded 10/06/1997 in Book 5202, Page 430.

Parcel Number: 66-00-04943-60-7.

Location of property: 161 Orchard Court, Blue Bell, PA 19422-2824.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Mckernan a/k/a Patricia Mc Kernan** at the suit of Wells Fargo Bank, N.A. Debt: \$346,253.51.

Jonathan Lobb, Attorney, I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30476

ALL THAT CERTAIN message of land, situate in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, designated as Lot No. 274 as shown on Plan of Colonial Village made for Axelrod Construction Company by Urwiler and Walter, Inc., dated February 26, 1974, last revised June 25, 1985, and recorded in Plan Book , Page , bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly sideline of Colonial Drive (82 feet wide), said point being the intersection of the said sideline with the Southeasterly sideline of Morris Road (82 feet wide); thence extending along said sideline of Colonial Drive South twenty-four degrees, six minutes, ten seconds East, one hundred one and fifty hundredths feet (South 24°, 06', 10" East 101.50') to a point in line of Lot No. 249; thence extending along said lot, along the center line of a twenty feet (20.00') wide sanitary sewer easement South sixty-five degrees, fifty-three minutes, fifty seconds West, thirty-five feet (South 65°, 53', 50" West 35.00') to a point in line of Lot No. 275; thence extending along said lot North twenty-four degrees, six minutes, ten seconds West, one hundred one and fifty hundredths feet (North 24°, 06', 10" West, 101.50') to a point in the aforementioned sideline of Morris Road; thence extending along the sideline North sixty-five degrees, fifty-three minutes, fifty seconds East, thirty-five feet (North 65°, 53', 50" East, 35.00') to the point and place of beginning.

RESERVING UNTO THE SELLER a ten foot wide easement for utilities along the rear of Lot No. 274 for the purposes of laying, relocating and maintaining sewer and water lines for utilities for purposes of providing public services to the premises in common with other lot owners in the development, as per Plan of Colonial Village made for Axelrod Construction Company by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated February 26, 1994, and it is intended that the lines still transferred and set over onto the municipal authority for municipal purposes.

UNDER AND SUBJECT to the following restrictive covenants which will run with the land and bind all of the owners of the subdivision as follows: "Electric service will be supplied only from the underground distribution system in accordance with the current Pennsylvania Power and Light Company tariff provisions."

BEING the same premises which Robert L. Yothers, by Deed dated July 27, 2007 and recorded in the Montgomery County Recorder of Deeds Office on August 10, 2007 in Deed Book 5659, Page 2345 as Deed Instrument No. 2007097211, granted and conveyed unto Gary A. Ross, Jr.

Parcel Number: 06-00-02816-00-4.

Location of property: 702 Morris Road, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary A. Ross, Jr.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$158,093.04.

Amy Glass, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30598

ALL THOSE CERTAIN parcels of land, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated, as follows, to wit:

PARCEL NO. 1 ALL THAT CERTAIN lot or piece of land, situate on the North side of Fourth Street in **East Greenville Borough**, County of Montgomery and State aforesaid, bounded and described, as follows:

BEGINNING at a point on the Fourth Street in the line of other land of the said grantors; thence along the same North 25 degrees, 43 minutes West, 161.11 feet to a stake, a corner on Water Alley; thence by the same North 64 degrees, 17 minutes East, 24 feet to a line of a strip of land about to be conveyed to the Borough of East Greenville; thence along the same South 25 degrees, 43 minutes East, 160.4 feet to a point on the line of Fourth Street; thence along the same South a point on the line of Fourth Street; thence along the same South 63 degrees and 16 minutes West, 24 feet to the place of beginning.

PARCEL NO. 2 ALL THAT HALF of a two story dwelling at No. 325 Fourth Street, **East Greenville Borough**, Pennsylvania together with the land on which it is erected and the lot connected therewith having a frontage on Fourth Street of 20.00 feet, more or less, and in depth of uniform width to Water Alley 161.82 feet and bounded on the East by land of Max M. Brunner and on the West by property of Oswin S. Derr.

TITLE TO SAID PREMISES IS VESTED IN Steven Kooker, by Deed from Audrey Oppelt, single person, dated 08/07/2012, recorded 08/22/2012 in Book 5845, Page 2360.

Parcel Number: 06-00-01320-00-6.

Location of property: 325 West 4th Street a/k/a 325 West Fourth Street, East Greenville, PA 18041-1643.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kim L. Kooker and Steven S. Kooker** at the suit of Wells Fargo Bank, N.A. Debt: \$193,810.91.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30919

ALL THAT CERTAIN lot or parcel of ground, situate in **Collegetown Borough**, County of Montgomery and State of Pennsylvania, described according to a Plan of Subdivision Estates of Collegetown, prepared for the Cutler Group, Inc. prepared by Urwiler & Walter, Inc. Sumneytown, Pennsylvania 18084 dated 12/1/1988 and last revised 11/28/1989 and recorded in the recorder of Deeds on 6/30/1992 in Plan Book A-53, Page 323, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Richard Way (50 feet wide) said point being a corner of Lot No. 11 on said plan; thence extending along the same on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 26.29 feet to a point a corner of Lot No. 13 on said plan; thence extending along the same the 2 following courses and distances: (1) South 52 degrees, 14 minutes, 24 seconds East a distance of 127.11 feet to a point; and (2) North 34 degrees, 30 minutes, 00 seconds East a distance of 127.00 feet to a point a corner of lands now or late of George Markinov, as shown on said plan; thence extending along the same North 37 degrees, 42 minutes, 34 seconds East a distance of 72.75 feet to a point a corner of Lot No. 14, as shown on said plan; thence extending along the same South 52 degrees, 17 minutes, 26 seconds East crossing a 20 feet wide storm sewer and access easement and a 20 feet wide sanitary sewer easement a distance of 193.64 feet to a point in line of lands now or late of Chester E. Knickerbocker as shown on said plan; thence extending along same and partly along lands of Alfred Leber South 37 degrees, 42 minutes, 34 seconds West a distance of 224.71 feet to a point a corner of lot No. 11 on said plan; thence extending along the same, recrossing 20 feet wide sanitary sewer easement through wetlands and through detention basin easement North 52 degrees, 14 minutes, 24 seconds West a distance of 305.67 feet to a point and being the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

BEING the same premises which Hani J. Khella and Margaret Khella, his wife, by Deed dated August 28, 2003 and recorded in the Montgomery County Recorder of Deeds Office on September 23, 2003 in Deed Book 5474, Page 299, granted and conveyed unto Frank MacGregor and Janet MacGregor as Tenants by the Entirety.

Parcel Number: 04-00-01557-90-2.

Location of property: 230 Richard Way, Collegetown, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Frank MacGregor and Janet MacGregor** at the suit of Merrill Lynch Mortgage Investors Trust, Mortgage Pass-Through Certificates, Series 2004-A1, U.S. Bank National Association as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee by PHH Mortgage Corporation as Servicer. Debt: \$351,665.67.

Caitlin M. Donnelly, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30920

ALL THAT CERTAIN message and 2 tracts of land, situate in **Souderton Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

TRACT NO. 1 with the buildings thereon erected:

BEGINNING at a stake set for a corner near a public road and land of William D. Hunsberger; thence extending along the same South 60 degrees, West 9.44 perches to a corner; thence by land of William B. Slifer North 33 degrees, West 40 feet to a stake a corner in line of Joan H. Moyer's land; thence along the same North 60 degrees, East 9.53 perches to a stake set for corner near the aforesaid road; thence extending near and along the same South 30 degrees, East 40 feet to the place of beginning.

CONTAINING 6200 feet, 8 inches of land, more or less.

TRACT NO. 2 adjoining Tract No. 1:

BEGINNING at a stake set for a corner near a public road and in line of other land of lots of William D. Hunsberger; thence extending along the same South 60 degrees, West 9.39 perches to a corner; thence by land of William D. Hunsberger North 33 degrees, West 15 feet to a stake, a corner in line [previously erroneously stated as lie] of other land of the late Herman Funkes; thence along the same North 60 degrees, East 9.44 perches to a stake set for a corner; thence extending near the same South 30 degrees, East 15 feet to the place of beginning.

CONTAINING 8 perches and 150 square feet of land, more or less.

BEING the same premises which Terence A. Corcoran and Julie Corcoran, husband and wife, by Deed dated May 30, 2006 and recorded in the Montgomery County Recorder of Deeds Office on June 9, 2006 in Deed Book 5603, Page 2531 as Deed Instrument No. 2006070508, granted and conveyed unto Cranford J. Coulter and Bethann R. Coulter, husband and wife.

Parcel Number: 21-00-03244-00-2.

Location of property: 27 North Front Street, Souderton, PA 18964

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cranford J. Coulter and Bethann Coulter a/k/a Bethann R. Coulter** at the suit of HSBC Bank USA, National Association as Trustee for PHH Alternative Mortgage Trust, Series 2007-1. Debt: \$164,378.12.

Amy Glass, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30953

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Fox Run Farm, made by George B. Stanbridge Associates, dated 10/30/1980 and recorded in Plan Book A-41, Page 83, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mifflin Drive (50 feet wide) said point is measured the four following courses and distances from a point of curve on the Southwesterly side of Sullivan Drive (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 14.03 feet to a point of tangent; (2) South 56 degrees, 28 minutes, 15 seconds West, 125.30 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 85 feet the arc distance of 127.22 feet to a point of tangent; and (4) North 27 degrees, 46 minutes, 20 seconds West, 309.36 feet to the point of beginning; thence extending from said beginning point and along the Northwesterly side of Mifflin Drive the two following courses and distances: (1) North 37 degrees, 46 minutes, 20 seconds West, 30.60 feet to a point of curve; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 290 feet the arc distance of 59.33 feet to a point a corner of Lot 88 as shown on the above mentioned plan; thence extending along the same North 40 degrees, 30 minutes, 18 seconds East, 17.87 feet to a point; thence extending South 53 degrees, 24 minutes, 01 seconds East, 60.00 feet to a point; thence extending South 31 degrees, 28 minutes, 36 seconds East, 67.47 feet to a point a corner of Lot 36 as shown on the above mentioned plan; thence extending along the same South 52 degrees, 13 minutes, 40 seconds West, 172.96 feet to a point on the Northeasterly side of Mifflin Drive being the first mentioned point and place of beginning.

BEING Lot No. 37 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Paul May and Melanie Roguls May, husband and wife, as Tenant by the Entireties by Deed from Steven A. Ruegnitz and L. Deanne Ruegnitz, his wife dated 11/26/1991 recorded 12/03/1991 in Deed Book 4993, Page 4801.

Parcel Number: 56-00-05540-40-7.

Location of property: 1820 Mifflin Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Melanie May a/k/a Melanie Roguls May and Paul May a/k/a Paul J. May** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3, Mortgage Pass-Through Certificates, Series 2007-NC3. Debt: \$236,245.03.

Amanda Rauer, Attorney. I.D. #307028

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30971

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, described according to a revised plan of portion of Whitmarsh Village-Section #2 made by Franklin G. Lindsay, Registered Engineers, Philadelphia on August 7, 1950, which plan is recorded in the Recorder of Deeds Office in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 2093, Page 60l, as follows:

BEGINNING at a point on the Northwest side of Patton Road (fifty feet wide) measured the four following courses and distances along the said side of Patton Road from a point of curve on the Southeast side of Cheltenham Avenue (forty-one and five-tenths feet wide): (1) on the arc of a circle curving to the right having a radius of forty feet, the arc distance of sixty-two and eighty-three one-hundredths feet to a point of compound curve on the Northwest side of Patton Road; (2) along the said side of Patton Road on the arc of a circle curving to the right having a radius of three hundred twenty-five and twenty-nine one-hundredths feet, the arc distance of three hundred six and seventy-two one-hundredths feet to a point of tangent on the said side of Patton Road; (3) extending still along the said side of Patton Road South eighty-one degrees, six minutes West, six hundred eighty-one and fifty-nine one-hundredths feet; (4) thence still along the said side of Patton Road South eighty-four degrees, fifty-three minutes, twelve seconds West, twenty-nine feet to the point and place of beginning.

CONTAINING in front or breadth on the said side of Patton Road South eighty-four degrees, fifty-three minutes, twelve seconds West from said beginning point eighty-five feet and extending of that width in length or depth North five degrees, six minutes, forty-eight seconds West, one hundred seventy feet.

BEING Lot No. 285 Patton Road on said plan.

UNDER AND SUBJECT to certain restrictions and agreements of record.

BEING the same premises which Rose W. Gross granted and conveyed unto Joseph M. Gerber and Rita Gerber by Deed dated September 28, 1966 and recorded October 3, 1966 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 3445, Page 557.

Joseph M. Gerber departed this life on December 17, 2011 thereby vesting title to the mortgaged premises solely to Rita Gerber as Surviving Tenant by the Entirety.

Parcel Number: 52-00-13711-00-7.

Location of property: 8601 Patton Road, Wyndmoor, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rita Gerber** at the suit of Caliber Home Loans, Inc. Debt: \$154,910.41.

Craig Oppenheimer, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-32009

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan thereof, as follows, to wit:

BEGINNING at a point, the corner formed by the Southwesterly side of Delaware Avenue (forty-eight feet wide) and the Northwesterly side of Towamencin Avenue (forty-eight feet wide).

CONTAINING in front or breadth on the said side of Delaware Avenue, fifty-six and forty one-hundredths feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said side of Delaware Avenue, the Southeasterly line thereof being along the Northwesterly side, of Towamencin Avenue, one hundred forty-four feet to the twelve feet wide alley, which extends Northwesterly into Cannon Avenue and Southeasterly into Towamencin Avenue.

TOGETHER with the free and common use of the aforementioned twelve feet wide alley as and for an alley, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

BEING the same premises which Marta N. Duran by Deed dated 11/22/1996 and recorded 11/25/1996 in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5168, Page 1897, granted and conveyed unto Michael J. Groller and Margaret J. Groller, his wife, their heirs and assigns, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Bryson and Kristi Bryson, husband and wife, as Tenants by the Entireties by Deed from Michael J. Groller and Margaret J. Groller, husband and wife dated 09/19/2002 recorded 01/22/2003 in Deed Book 5443, Page 1088.

Parcel Number: 11-00-03716-00-8.

Location of property: 500 Delaware Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kristi Bryson and Mark Bryson a/k/a Mark J. Bryson** at the suit of Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2002-2, Asset-Backed Certificates, Series 2002-2. Debt: \$364,759.61.

Nicole LaBletta, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 March 26, 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
GREGORY L. WOMELSDORF, ACTING SHERIFF

AUDIT LIST

NOTICE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.
ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on February 3, 2014, 10 o'clock a.m. in Court Room "15" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second and Final Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. CORLEY, ELIZA PORTER - East Norriton - January 2 - Jacqueline D. Corley et al Extrs.
2. FORAKER, LEROY J. - Norristown - January 2 - Sandra Forbes, Extrs.
3. FOREST HILLS CEMETERY, (A/K/A Forrest Hills/ Shalom Memorial Park Permanent Lot Care) - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust for Permanent Lot Care. Deed dated March 3, 1989. T/D
4. FOREST HILLS MEMORIAL PARK - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust "A" for Permanent Lot Care. Deed dated March 3, 1989. T/D
5. FOREST HILLS MEMORIAL PARK - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust "B" for Permanent Lot Care. Deed dated March 3, 1989. T/D

6. FOREST HILLS MEMORIAL PARK - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust "C" for Permanent Lot Care. Deed dated March 3, 1989. T/D
7. HOLLAND, HEINRICH D. - Lower Merion - December 6 - Anne L. Holland, Extrs.
8. HUBBERT, WALLACE E. - Upper Gwynedd - December 13 - Richard W. Hubbert, Agent.
9. KAMPMAN, VELLO - Upper Merion - December 24 - Thomas F. Toscani, Admr.
10. KILIJIAN, HILDA - Settlor - January 2 - As stated by the Bryn Mawr Trust Company, et al., Trustees. Deed dated November 21, 2006. T/D
11. SIMONS, BELFORD E. (AKA, Belford Elizabeth Simons) - Upper Moreland - December 30 - Lisa B. Mariello, Extrs.
12. SMICK, ROSEMARY - West Norriton - December 18 - Anna Sappington, Successor Admr. dbn/cta
13. SUOZZO, JOSEPH A. - Hatboro - December 20 - Dorothy M. Perri, Extrs.
14. VALLEY FORGE MEMORIAL GARDENS - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust for Permanent Lot Care. Deed dated March 3, 1989. T/D
15. WESTMINSTER CEMETERY - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust for Permanent Lot Care. Deed dated March 3, 1989. T/D
16. WHITEMARSH MEMORIAL PARK CEMETERY - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Permanent Lot Care Trust established May 25, 1972 who adopted the SCI Master Cemetery Permanent Lot Care Fund Trust dated October 30, 1995. T/D

REMANETS:

17. FIORELLI, JAMES JOSEPH - Settlor - December 4 - Stated by PNC Bank, National Association, Trustee. Trust agreement dated 5/12/08 per court Decree dated 5/7/08. T/D
18. MYERS, JANNIE - Upper Dublin - December 4 - Taisha Lee, Agent

19. SAUNDERS, LAWRENCE - Settlor - December 4 - Stated by Deutsche Bank Trust Company, et al., Trustees. Deed dated December 5, 1965. F/B/O, Gayle Whittingham, et al. T/D

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

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, by **Faber Daeufer & Itrato PC**, a foreign corporation formed under the laws of the State of Massachusetts, where its principal office is located at 950 Winter Street, Suite 4500, Waltham, MA 02451, 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 at 500 Office Center Drive, Suite 400, Fort Washington, PA 19034.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-36664

NOTICE IS HEREBY GIVEN that on December 23, 2013, the Petition of Sergio Alfonso Florez was filed in the above named Court, praying for a Decree to change his name to SERGIO ALFONSO FLORENZ.

The Court has fixed February 26, 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.

Liberato P. Verderame, Esquire
Kats, Van der Veen & Associates
1 Bustleton Pike
Feasterville, PA 19053

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.

BSK Laboratories, 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.

D D M T Enterprises 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.

HBBRE 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.

Kenneth J. Roeberg, Esquire
Narducci, Moore, Fleisher & Roeberg, LLP
589 Skippack Pike, Suite 300
Blue Bell, PA 19422
215-628-3810

JHayden Enterprises, 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.

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 December 30, 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: **COREvents**
Charlotte A. Hunsberger, Esquire
Bricker, Landis, Hunsberger & Gingrich, LLP
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964

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

DeSANTIS, EUGENE also known as
EUGENE P. DeSANTIS, JR., dec'd.

Late of Borough of Conshohocken.
Executrix: MARY E. ANGELUCCI,
c/o John Adam DiPietro, Esquire,
2116 Old Arch Road,
East Norriton, PA 19401,
610-277-9970.

DUGAN, MARY F., dec'd.

Late of Plymouth Township.
Administrators: JOSEPH F. DUGAN,
301 Ross Lane,
Collegeville, PA 19426,
KEITH P. DUGAN,
9 Harvard Road,
Plymouth Meeting, PA 19462.

ATTORNEY: J. OLIVER GINGRICH,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 East Broad Street,
P.O. Box 64769,
Souderton, PA 18964

FEGLEY, ALTHEA M. also known as**ALTHEA MAE FEGLEY, dec'd.**

Late of Borough of Collegeville.
 Executrix: DEBBRA J. RÖTENBERGER,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512.

ATTORNEY: JESSICA R. GRATER,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512

FRANK, GERTRUDE M., dec'd.

Late of Lower Pottsgrove Township.

Executrix: MARILYN F. HERBST,
 113 Schaeffer Street,
 Boyertown, PA 19512.

ATTORNEY: DAVID S. KAPLAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

GARDNER, JOAN GRACE, dec'd.

Late of Skippack Township.

Executrix: NANCY J. ROBERTS,
 13908 S. Harvey Avenue,
 Oklahoma City, OK 73170.

ATTORNEY: RICHARD C. SHEEHAN,
 1020 S. Park Avenue,
 Audubon, PA 19403

IRWIN, JAMES RICHARD, dec'd.

Late of Plymouth Township.

Co-Executrices: BETH A. LAMON,
 1952 Lynda Drive,
 Conshohocken, PA 19428,
 NANCY L. DECKER,
 6811 Kelly Drive,
 Norristown, PA 19401.

JASCZAK, JOHN ANDREW also known as**JOHN JASCZAK, dec'd.**

Late of West Norriton Township.
 Administrator: LEONARD A. JASCZAK,
 2113 Golf Manor Blvd.,
 Valrico, FL 33596.

ATTORNEY: JAMES S. BAINBRIDGE,
 THE BAINBRIDGE LAW FIRM LLC,
 P.O. Box 161,
 Blue Bell, PA 19422

LAWLOR, JOHN H. also known as**JOHN LAWLOR, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: MARGARET A. LAWLOR,
 c/o John P. Gallagher, Esquire,
 Schubert, Gallagher, Tyler and Mulcahey, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533.

ATTORNEY: JOHN P. GALLAGHER,
 SCHUBERT, GALLAGHER, TYLER AND
 MULCAHEY, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533

MILCU, MARIA, dec'd.

Late of Haverford Township.

Executrix: KATHERINE M. NIXON,
 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

ORLER, ELIZABETH SPLENDORA also known as**ELIZABETH S. ORLER, dec'd.**

Late of Borough of Conshohocken.
 Executrix: LISA A. LILICK,
 804 Forrest Street,
 Conshohocken, PA 19428.

SANDERS, GEORGANNA L., dec'd.

Late of Borough of Pottstown.

Administrator: DAVID M. SANDERS,
 c/o James D. Scheffey, Esquire,
 P.O. Box 776,
 Pottstown, PA 19464-0776.

ATTORNEY: JAMES D. SCHEFFEY,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

SMILEY, LYNNE DOUGLASS, dec'd.

Late of Towamencin Township.

Executor: DAVID DOUGLASS,
 102 Berwick Place,
 Lansdale, PA 19446.
 ATTORNEY: DOROTHY K. WEIK,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

WAGNER, EARLE KELLER also known as**EARLE KELLER WAGNER, II and****EARLE K. WAGNER, dec'd.**

Late of Montgomery County, PA.
 Administratrix: KAREN M. WAGNER,
 c/o Ellen S. Wagner, Esquire,
 Clover & Coval, LLC,
 809 Easton Road,
 P.O. Box M,
 Willow Grove, PA 19090,
 215-659-2600.

WIRSING, EDWARD GEORGE also known as**EDWARD WIRSING, dec'd.**

Late of Hatfield Township.
 Executrix: CYNTHIA A. ROTELLE,
 c/o Swartz & Associates,
 7736 Main Street,
 Fogelsville, PA 18051-1616.
 ATTORNEY: JON A. SWARTZ,
 SWARTZ & ASSOCIATES,
 7736 Main Street,
 Fogelsville, PA 18051-1616,
 610-439-1000

WIRSING, EDWARD GEORGE also known as**EDWARD WIRSING, dec'd.**

Late of Hatfield Township.
 Executrix: CYNTHIA A. ROTELLE,
 c/o Swartz & Associates,
 7736 Main Street,
 Fogelsville, PA 18051-1616.
 ATTORNEY: JON A. SWARTZ,
 SWARTZ & ASSOCIATES,
 7736 Main Street,
 Fogelsville, PA 18051-1616,
 610-439-1000

Second Publication**BEAR, PATRICIA E., dec'd.**

Late of Upper Gwynedd Township.

Executrix: DANA L. BEAR,
 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

BOCHNAK, ADELYA L. also known as ADELYA K. BOCHNAK, dec'd.

Late of Upper Providence Township.
 Administrator: MICHAEL P. BOCHNAK,
 214 Sherwood Lane,
 Phoenixville, PA 19460.
 ATTORNEY: JAMES C. KOVALESKI,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

CARR, SHELDON K., dec'd.

Late of Cheltenham Township.
 Executor: JOSEPH M. CARR,
 147 High School Road,
 Elkins Park, PA 19027.
 ATTORNEY: RICHARD L. NEWMAN,
 P.O. Box 1260,
 Southampton, PA 18966

COLFELT, GAIL S. also known as GAIL SCHWENK COLFELT, dec'd.

Late of Lower Merion Township.
 Executors: H. TODD COLFELT,
 H. CRAIG COLFELT,
 PNC BANK NA,
 Attn: Sarah Williams, Vice-President,
 200 West Lancaster Avenue, Suite 200,
 Wayne, PA 19087.
 ATTORNEY: LARISSA R. WHITMAN,
 DRINKER BIDDLE & REATH LLP,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103

CRENNY, DOROTHY C., dec'd.

Late of Borough of Lansdale.
 Executrix: BERNADETTE MARRON,
 2434 Greensward North,
 Warrington, PA 18976.
 ATTORNEY: JAMES M. McNAMARA,
 116 East Court Street,
 Doylestown, PA 18901

DeANGELIS, RITA, dec'd.

Late of Plymouth Township.
 Co-Administrators: FRANCIS R. LAWLESS,
 49 S. Limerick Road,
 Limerick, PA 19468,
 MARY ANN BARR,
 438 E. 19th Avenue,
 Conshohocken, PA 19428.
 ATTORNEY: FRANK L. CAIOLA,
 OLIVER & CAIOLA, LLC,
 2500 DeKalb Pike, Suite 100,
 East Norriton, PA 19401

DiFRANCO, VINCENT JAMES, dec'd.

Late of Willow Grove, PA.
 Executor: JAMES C. DiFRANCO,
 515 E. Moreland Road,
 Willow Grove, PA 19090.

ELLIS, JOHN T., JR. also known as JACK ELLIS, dec'd.

Late of Abington Township.
 Administratrix: CAROL B. McCULLOUGH,
 65 W. Street Road, A105,
 Warminster, PA 18974.
 ATTORNEY: CAROL B. McCULLOUGH,
 65 W. Street Road, A105,
 Warminster, PA 18974

FALICKI, EDWARD J., dec'd.

Late of Upper Pottsgrove Township.
 Executor: MICHAEL CZARNECKI,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

FAZIO, KATHARINE also known as KATHARINE S. FAZIO, dec'd.

Late of East Norriton Township.
 Executrices: SUSAN FAZIO,
 623 Muhlenberg Drive,
 Collegeville, PA 19426,
 MARY KATHARINE FAZIO,
 203 Hidden Village Drive,
 Perth Amboy, NJ 08861.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

FIELD, KATHLEEN P. also known as KATHLEEN FIELD, dec'd.

Late of Lower Merion Township.
 Executor: MARTIN W. FIELD,
 c/o Kate Conklin, Esquire,
 1500 Market Street, Suite 3500E,
 Philadelphia, PA 19102.
 ATTORNEY: KATE CONKLIN,
 DILWORTH PAXSON LLP,
 1500 Market Street, Suite 3500E,
 Philadelphia, PA 19102

GRABOYES, JOSEPH H., dec'd.

Late of Plymouth Township.
 Executors: TERRY A. GRABOYES AND
 RICHARD GRABOYES,
 c/o David J. Picker, Esquire,
 526 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: DAVID J. PICKER,
 PICKER LAW OFFICES,
 526 Swede Street,
 Norristown, PA 19401

GUY, ALTHEA SPOTWOOD also known as ALTHEA S. GUY, dec'd.

Late of Lower Merion Township.
 Executors: JUDY V. MacGREGOR AND
 JOHN G. ANDERSON,
 c/o Edwin R. Boynton, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481.
 ATTORNEY: EDWIN R. BOYNTON,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481

HAINES, BARBARA W., dec'd.

Late of Whitemarsh Township.
 Executor: GEORGE R. HAINES, JR.,
 c/o The Pennsylvania Trust Company,
 5 Radnor Corporate Center, Suite 450,
 Radnor, PA 19087.
 ATTORNEY: RANDAL J. McDOWELL,
 Noble Plaza, Suite 221,
 801 Old York Road,
 Jenkintown, PA 19046

HALPERN, LILLIAN S. also known as**LILLIAN HALPERN, dec'd.**

Late of Abington Township.
 Executor: GARY A. ZLOTNICK, ESQUIRE,
 Zarwin Baum DeVito Kaplan Shaer & Toddy, PC,
 1818 Market Street, 13th Fl.,
 Philadelphia, PA 19103.
 ATTORNEY: GARY A. ZLOTNICK,
 ZARWIN BAUM DeVITO KAPLAN SHAER &
 TODDY, PC,
 1818 Market Street, 13th Fl.,
 Philadelphia, PA 19103

**HARTENBAUER, THOMAS Z. also known as
THOMAS ZIEGLER HARTENBAUER, dec'd.**

Late of Lower Frederick Township.
 Co-Executors: BARBARA R. HARTENBAUER,
 605 Centennial Street,
 Schwenksville, PA 19473,
 KIM C. HAAS,
 1661 Ridge Road,
 Telford, PA 18969,
 DREW T. HARTENBAUER,
 1122 Salford Station Road,
 P.O. Box 245,
 Schwenksville, PA 19473.
 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street,
 P.O. Box 698,
 Pottstown, PA 19464

HORCHER, BERNICE S. also known as**BERNICE HORCHER, dec'd.**

Late of Abington Township.
 Executrix: NANCY LEE CRAIGE,
 c/o Gerald J. McConeghy, Esquire,
 P.O. Box 616,
 Dresher, PA 19025.
 ATTORNEY: GERALD J. MCCONEGHY,
 P.O. Box 616,
 Dresher, PA 19025

HUNTER, BRAD C., dec'd.

Late of Lower Moreland Township.
 Executrix: ANN D. SHASTAY,
 415 Moreland Road,
 Huntingdon Valley, PA 19006.

KING, PATRICIA K. also known as**PAT KING, dec'd.**

Late of Abington Township.
 Executrix: ROSEMARY R. GOODWIN,
 586 Coach Road,
 Horsham, PA 19044.
 ATTORNEY: JOHN D. KESSLER,
 Beaver Hill South, Suite 400 B,
 Jenkintown, PA 19046

**KLINGERMAN, LOIS MAY also known as
LOIS MAE HELLER KLINGERMAN and
LOIS MAY HELLER KLINGERMAN, dec'd.**

Late of Upper Providence Township.
 Executrix: WENDY S. LEINHAUSER,
 296 West 5th Avenue,
 Collegeville, PA 19426.

LEFKOE, ARTHUR, dec'd.

Late of Lower Providence Township.
 Co-Executors: JANET L. DRANSFIELD AND
 SUSAN L. MOORE.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER &
 ROEBERG, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

**MAHONEY, WILLIAM HOWARD also known as
WILLIAM H. MAHONEY, dec'd.**

Late of Borough of Ambler.
 Executrix: GWENDOLYN A. RICHARDSON,
 1336 Fitzwatertown Road,
 Roslyn, PA 19006.
 ATTORNEY: RANDY H KAPLAN,
 610 Old York Road, Suite 200,
 Jenkintown, PA 19046

MATTER, DOROTHY ELIZABETH also known as**DOT MATTER and
DOTTIE MATTER, dec'd.**

Late of Montgomery Township.
 Executrix: DENYSE KEIPER,
 1290 Rupert Road,
 Pottstown, PA 19464.

McKIM-SMITH, GRIDLEY, dec'd.

Late of Lower Merion Township.
 Executrix: LIDA ORZECK,
 c/o Bertram Wolfson, Esquire,
 Radnor Court, Suite 160,
 259 N. Radnor-Chester Road,
 Radnor, PA 19087.
 ATTORNEY: BERTRAM WOLFSON,
 McCAUSLAND, KEEN & BUCKMAN,
 Radnor Court, Suite 160,
 259 N. Radnor-Chester Road,
 Radnor, PA 19087

MELTSER, MICHAEL, dec'd.

Late of Whitemarsh Township.
 Administratrix: LISA SMUKLER,
 c/o James M. Orman, Esquire,
 1600 Market Street, Suite 3305,
 Philadelphia, PA 19103.
 ATTORNEY: JAMES M. ORMAN,
 1600 Market Street, Suite 3305,
 Philadelphia, PA 19103

MERGELKAMP, LARUE B. also known as**LAURE BETH MERGELKAMP and
LAURE MERGELKAMP, dec'd.**

Late of Borough of Pennsburg.
 Executor: HOWARD A. MERGELKAMP, JR.,
 c/o James C. Walker, Esquire,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: JAMES C. WALKER,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, P.C.,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

NOBLE, ALICE also known as**ALICE ANN NICOLE, dec'd.**

Late of Borough of Pottstown.
 Executor: DAVID N. HEFFNER,
 c/o Kevin D. Birkhead, Esquire,
 400 Maryland Drive,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KEVIN D. BIRKHEAD,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

**OSTERMAN, CHESTER also known as
CHESTER L. OSTERMAN, dec'd.**

Late of Cheltenham Township.
 Executor: STEVEN L. OSTERMAN,
 123 South Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090.
 ATTORNEY: MARY JANE BARRETT,
 123 South Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090

PIZZICA, ALBERT L., dec'd.

Late of Upper Merion Township.
 Executor: JAMES F. WILSON,
 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 REBMANN MAXWELL &
 HIPPEL LLP,
 One Penn Center, 19th Floor,
 1617 John F. Kennedy Boulevard,
 Philadelphia, PA 19103-1895

SERRATORE, ROSA also known as**ROSE SERRATORE, dec'd.**

Late of Borough of Ambler.
 Executrix: ANGELA COLLOI,
 115 Ridings Lane,
 Doylestown, PA 18901.

SHIRING, ISABELLE P., dec'd.

Late of Lower Providence Township.
 Executor: MARTIN P. SHIRING,
 c/o Michael T. Shiring, Esquire,
 P.O. Box 1265,
 Exton, PA 19341.

ATTORNEY: MICHAEL T. SHIRING,
 RILEY, RIPER, HOLLIN & COLAGRECO,
 P.O. Box 1265,
 Exton, PA 19341

SMICK, LEWIS G., JR., dec'd.

Late of Abington Township.
 Administrator: DEVINMICHAEL L. SMICK,
 c/o Edward A. Zetick, Esquire,
 415 Johnson Street, Suite 101,
 Jenkintown, PA 19046-2705.
 ATTORNEY: EDWARD A. ZETICK,
 415 Johnson Street, Suite 101,
 Jenkintown, PA 19046-2705

SNODGRASS, MARY ANN, dec'd.

Late of Whitemarsh Township.
 Co-Executor: BETHANNE SNODGRASS,
 2743 Springwater Drive,
 Toledo, OH 43617,
 LORI LYN SNODGRASS,
 613 St. Andrews Road,
 Philadelphia, PA 19118.
 ATTORNEY: STANLEY A. SMITH,
 RHOADS & SINON LLP,
 ATTORNEYS AT LAW,
 One South Market Square, 12th Floor,
 P.O. Box 1146,
 Harrisburg, PA 17108-1146

**TRAISTER, MARJORIE J. also known as
MARJORIE J. CLARK TRAISTER, dec'd.**

Late of Whitemarsh Township.
 Executor: THOMAS F. TRAISTER,
 c/o 54 East Penn Street,
 Norristown, PA 19401.
 ATTORNEY: BARRY M. MILLER,
 54 East Penn Street,
 Norristown, PA 19401

**TROUT, HELEN CRABTREE also known as
HELEN EMMALINE TROUT and
HELEN C. TROUT, dec'd.**

Late of Upper Gwynedd Township.
 Executor: STEPHEN W. TROUT,
 2327 Mill Lane,
 High Point, NC 27265.

**VANFOSSEN, THELMA also known as
THELMA CUMINGS JOHNSON
VANFOSSEN and
THELMA CUMMINGS JOHNSON
VANFOSSEN, dec'd.**

Late of Upper Providence Township.
 Executrix: JOYLENE SUHR,
 3349 Arcola Road,
 Collegeville, PA 19426.
 ATTORNEY: JOHN J. KILCOYNE,
 KILCOYNE & KELM, LLC,
 P.O. Box 528,
 Worcester, PA 19490

Third and Final Publication**AKINS, MARGARET M. also known as
MARGARET MARY AKINS and
MARGARET AKINS, dec'd.**

Late of Lower Merion Township.
 Executor: THOMAS J. BURKE, JR.,
 15 Rittenhouse Place,
 Ardmore, PA 19003.
 ATTORNEY: THOMAS J. BURKE, JR.,
 HAWS & BURKE,
 15 Rittenhouse Place,
 Ardmore, PA 19003

**ARASIN, JANETTE ESTHER also known as
JEANETTE ESTHER ARASIN, dec'd.**

Late of Borough of Pottstown.
 Executor: EUGENE ARASIN,
 1325 S. Keim Street,
 Pottstown, PA 19465.

BOUTCHER, B. FRANK, dec'd.

Late of Abington Township.
 Executor: DANIEL H. O'CONNELL, SR.,
 114 North Main Street,
 North Wales, PA 19454.
 ATTORNEY: DANIEL H. O'CONNELL, SR.,
 114 North Main Street,
 North Wales, PA 19454

DAY, BEATRICE EILEEN, dec'd.

Late of Borough of Lansdale.
 Executor: RICHARD L. DAY,
 136 Andrew Lane,
 Lansdale, PA 19446.
 ATTORNEY: MICHELLE A. WINTER,
 190 Bethlehem Pike, Suite 4,
 Colmar, PA 18915

DeSANTIS, SAMUEL, dec'd.

Late of Montgomery Township.
 Executor: MARK DeSANTIS,
 611 North Wales Road,
 North Wales, PA 19454.
 ATTORNEY: MICHELLE A. WINTER,
 190 Bethlehem Pike, Suite 4,
 Colmar, PA 18915

DU, XIN, dec'd.

Late of Lower Merion Township.
 Executrix: ALLISON LAM,
 225 Clover Circle,
 Media, PA 19063.

FARINO, CHARLES A. also known as CHARLES FARINO and CHARLES ANTHONY FARINO, dec'd.

Late of New Hanover Township.
 Administrator: WILLIAM A. FARINO,
 724 Eastwick Drive,
 Reading, PA 19606.
 ATTORNEY: LEE F. MAUGER,
 P.O. Box 698,
 Pottstown, PA 19464

HENS, MILDRED, dec'd.

Late of Lower Pottsgrove Township.
 Executors: BONNIE L. MUSSELMAN,
 33 Sunset Hill Road,
 Boyertown, PA 19512,
 ALFRED J. DAVIS, III,
 1640 Farmington Avenue,
 Pottstown, PA 19464.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES,
 376 E. Main Street,
 Collegeville, PA 19426

JENNINGS, PHYLLIS T. also known as PHYLLIS JENNINGS, dec'd.

Late of Borough of North Wales.
 Executrix: DANA PINNER-RENDE,
 c/o Embery, Outterson & Fuges, Esquires,
 300 Huntingdon Pike,
 Rockledge, PA 19046.
 ATTORNEYS: EMBERY, OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

KINBACK, RAYMOND STEVENS, dec'd.

Late of Roslyn, PA.
 Executrix: GAYLE PRYOR,
 1017 Coates Street,
 Sharon Hill, PA 19079.

MARMORSTEIN, HAROLD I. also known as HAROLD MARMORSTEIN, dec'd.

Late of Upper Merion Township.
 Executrix: LINDA I. MILLER,
 300 Main Street,
 Concord, MA 01742.
 ATTORNEY: MARIA A. DARPINO,
 LEVANDOWSKI & DARPINO, LLC,
 17 Mifflin Avenue, Suite 202,
 Havertown, PA 19083

MARSHALL, DAVID H., dec'd.

Late of Marlborough Township.
 Executrix: JOYCE WARNE,
 1013 Penny Road,
 Green Lane, PA 18054.
 ATTORNEY: JOHN A. KOURY, JR.,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

NODOLSKI, WALTER J., dec'd.

Late of Borough of Pottstown.
 Executrix: MARY ELLEN NODOLSKI,
 c/o Stephen H. Kalis, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: STEPHEN H. KALIS,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

REED, PRESTON TURNER also known as PRESTON T. REED and PRESTON REED, dec'd.

Late of Lower Merion Township.
 Executrix: FRANCES FREEMAN REED,
 c/o Bradley T. Terebello, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950.
 ATTORNEY: BRADLEY T. TEREBELO,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950

RHOADS, WILLIAM, JR. also known as WILLIAM RHOADS, dec'd.

Late of Hatfield Township.
 Executors: RANDALL J. RHOADS AND
 TINA F. RHOADS,
 376 Moyer Road,
 Souderton, PA 18964.
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

SKWIRUT, LAURETTA also known as LAURETTA GONSOWSKA, dec'd.

Late of Lower Merion Township.
 Administrator: JOHN SKWIRUT,
 128 Old Kings Hwy.,
 Salem, NJ 08079.

SNELLENBURG, DOROTHY F., dec'd.

Late of Montgomery Township.
 Executrices: JUDY HERMAN,
 208 Bryn Mawr Avenue,
 Bala Cynwyd, PA 19004,
 BETSY EARNEST,
 410 Huntington Drive,
 Mountville, PA 17554.

VOLCHOK, RICKY also known as REBA VOLCHOK, dec'd.

Late of Horsham Township.
 Executors: JOYCE V. CROSS,
 EDWARD VOLCHOK AND
 RUTH COHEN,
 c/o Elliott K. Braverman, Esquire,
 Seven Penn Center, 7th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: ELLIOTT K. BRAVERMAN,
 SPECTOR GADON & ROSEN, P.C.,
 Seven Penn Center, 7th Floor,
 1635 Market Street,
 Philadelphia, PA 19103

WATSON, MARY E. also known as MARY ELIZABETH WATSON, dec'd.

Late of Upper Frederick Township.
 Executrix: WENDY WATSON WADSWORTH,
 2936 Dotterer Road,
 Gilbertsville, PA 19525.
 ATTORNEY: REBECCA A. HOBBS,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

WEBB, JOHN B. also known as JOHN BARRY WEBB, dec'd.

Late of Worcester Township.
 Executrix: MARIE E. WEBB,
 1718 Kriebell Mill Road,
 Collegeville, PA 19426.
 ATTORNEY: MICHAEL E. FUREY,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

WILLIAMS, ELIZABETH MORLEY, dec'd.

Late of Abington Township.
 Executor: RICHARD K. SUMMERS,
 c/o Jennifer L. Zegel, Esquire,
 2929 Arch Street, 13th Floor,
 Philadelphia, PA 19104.
 ATTORNEY: JENNIFER L. ZEGEL,
 REGER RIZZO & DARNALL LLP,
 Cira Centre, 13th Floor,
 2929 Arch Street,
 Philadelphia, PA 19104

WINKLER, NELDA PATRICIA also known as

PATRICIA WINKLER and
N. PATRICIA WINKLER, dec'd.
 Late of Lower Pottsgrove Township.
 Executrix: GAYLE L. KRAUSE,
 130 Gerloff Road,
 Schwensville, PA 19473.
 ATTORNEY: DAVID L. ALLEBACH, JR.,
 YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.
 PICARDI.,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

YASKIN, LOUIS, dec'd.

Late of Lower Merion Township.
 Executor: ROBERT YASKIN,
 c/o Thomas J. Burke, Jr., Esquire,
 15 Rittenhouse Place,
 Ardmore, PA 19003.
 ATTORNEY: THOMAS J. BURKE, JR.,
 HAWS & BURKE,
 15 Rittenhouse Place,
 Ardmore, PA 19003

ZVARICK, LORETTA G., dec'd.

Late of Borough of Collegeville.
 Executrix: ROSEANNE ZVARICK,
 1309 East Brooks Street,
 Norman, OK 73071.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES,
 376 E. Main Street,
 Collegeville, PA 19426

PROFESSIONAL CORPORATION

Koch & DeMarco, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

Koch & DeMarco, P.C.
 101 Greenwood Ave., Suite 300
 Jenkintown, PA 19046

Lawn & Associates, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

Aloysius T. Lawn, IV, Esq.
 4049 Steeplechase Drive
 Collegeville, PA 19426

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 November 6, 2013, 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: **Timothy Abeel & Associates P.C.**

SALE OF REAL ESTATE

RECEIVER'S SALE
 UNITED STATES DISTRICT COURT
 FOR THE EASTERN DISTRICT OF
 PENNSYLVANIA

DOCKET # 2:13-cv-02100-CDJ (the "Action")

Wherein, BACM 2007-5 – 500 VIRGINIA DR LLC is the plaintiff and APF Virginia L.P. is the defendant.

Execution for Sale of Premises

Dinsmore & Shohl LLP
 Attorney(s)
 (610) 408-6020

By virtue of a Consent Judgment Order entered on November 21, 2013, Trigild, Inc., the Court-appointed Receiver in the Action, shall expose for sale by public venue, pursuant to 28 U.S.C. § 2001, et seq., and sell to the highest bidder, on **February 26, 2014, at 11:00 a.m.**, prevailing time, at 500 Virginia Drive, Fort Washington, Pennsylvania, the property (the "Property") commonly known as: 500 Virginia Drive, Fort Washington, Pennsylvania; Parcel ID – 54-00-16375-00-5 and 54-00-16375-13-1, together with all fixtures and things thereon secured by the Mortgage at issue in the Action.

Claims must be filed at the offices of Dinsmore & Shohl LLP, 1200 Liberty Ridge Drive, Suite 310, Wayne, PA 19087, Attn: Richard A. O'Halloran (610-408-6020) before the sale date. Claims to the proceeds from the sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Richard A. O'Halloran before distribution. A schedule of distribution will be filed with the Court by the Court-appointed Receiver, no later than thirty (30) days from the date of the passing of the deed to the Property to the successful bidder, unless plaintiff is the successful bidder, and funds, if any, shall be distributed not more than ten (10) days later following the posting of the schedule of distribution. If the plaintiff is the successful bidder, no schedule of distribution will be filed.

The above concise description of the Property does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP.

Approximate amount due plaintiff on the execution as of June 30, 2013: \$30,232,714.22, with continuing interest and costs thereafter.

Court-appointed Receiver makes no representations expressed or implied as to the existence or validity of any liens and encumbrances on the Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Property will be divested as a result of the Sale unless lienholders or claimants take necessary steps to protect their rights.

20% of amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check to the held by the Receiver, balance to be paid not later than 30 days following the date of the Sale. Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. The Sale may also be subject to additional terms and conditions which may be announced on the date of the sale.

Court-appointed Receiver hereby reserves the right to adjourn this Sale from time to time. Any adjournment or adjournments will be announced at the sale date or adjourned sale date, and Receiver will not be required to advertise any such new date(s).

For questions, contact Richard A. O'Halloran, Esquire at 610-408-6020, richard.ohalloran@dinsmore.com.

TRUST NOTICES

Second Publication

**BARBARA W. HAINES REVOCABLE TRUST
UNDER DEED DTD. 9/19/86
AS AMENDED AND RESTATED**

**BARBARA W. HAINES, DECEASED
LATE OF WHITEMARSH TWP.,
MONTGOMERY COUNTY, PA**

This Trust is in existence and all persons having claims or demands against the said Trust, are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

The Pennsylvania Trust Company, **Trustee**
c/o Cole P. Vastine
5 Radnor Corporate Center, Ste. 450
Radnor, PA 19087

Or to its Atty.: Randal J. McDowell
Ste. 221, Noble Plaza
801 Old York Rd.
Jenkintown, PA 19046

**LABS FAMILY REVOCABLE TRUST
DATED 5/25/1999**

Notice is hereby given of the deaths of **Dorothy Jane (nee Fuhr) Labs and Frederick August Labs**, late of Telford, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Labs Family Revocable Trust, are requested to make known the same to the Trustees and all persons indebted to said decedent or the Trust are requested to make payment without delay to the Trustees named below:

Successor Trustees: Barbara Musselman, Frederick J. Labs and David A. Labs
c/o 21 Penn Avenue
Souderton, PA 18964

**THE BEVERLY S. WERSHAW
DEED OF TRUST DTD. 7/24/97
BEVERLY S. WERSHAW, DECEASED
LATE OF LOWER PROVIDENCE TWP.,
MONTGOMERY COUNTY, PA**

This Trust is in existence and all persons having claims or demands against the said Trust, are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Trustees: Lisa B. Wershaw
2041 Locust St.
Phila., PA 19103

and

Steven L. Wershaw
9 Hemlock Cir.
White Plains, NY 10605

**Or to their Atty.: John H. Schapiro
Kleinbard Bell & Brecker LLP**
One Liberty Pl., 46th Fl.
1650 Market St.
Phila., PA 19103

EXECUTIONS ISSUED

Week Ending January 21, 2014

The Defendant's Name Appears First in Capital Letters

AMENTA, STEPHEN - Pottstown Borough Authority; 201219508; WRIT/EXEC.
AMR CONSTRUCTION, INC.: RUFO CONTRACTING: RUFO, ANTHONY: BENEFICIAL BANK, GRNSH. - Gunton Corporation, et al.; 201231252; WRIT/EXEC.
BAKAR, MOHAMED - Drexel University; 201311331; WRIT/EXEC.
BARBER, TERRESA: WILLIAM - Us Bank National Association, et al.; 201215411; ORDER/JDMT 54,477.72.
BECHTEL, DAVID - Berks-Montgomery Municipal Authority; 201224248; WRIT/EXEC.
BROWN, EILEEN: JOSEPH - Us Bank National Association, et al.; 201310386; \$206,607.61.
CUTLER, SHARON: TD BANK, GRNSH. - Barclays Bank Delaware; 201129171; \$3,975.90.
DI CRISCIO, CLAIRE - Pinta, LLC, et al.; 201330134; \$56,240.29.
DUBIL, CHRISTOPHER: BONNIE - Us Bank National Association, et al.; 201312176; \$265,026.41.
FAGAN, GAIL: RALPH - Us Bank National Association, et al.; 201232536; IN REM ORDER/192,770.77.
FALKOFF, BERNARD: METRO BANK, GRNSH. - Barclays Bank Delaware; 201131037; \$3,797.55.
FLAMINO, JOHN - Wells Fargo Bank Na; 201213837; \$190,588.06.
GHOLAMI, GHOLAM: GHOLAM: KRISTENE, ET AL. - Hudson City Savings Bank; 201124974; ORDER/878,365.15.
GOLDICH, GABRIELLE: CITIZENS BANK, GRNSH. - Target National Bank, et al.; 201018385; WRIT/EXEC.
GUTTHA, VIJAY: SANGHAMITRA - Business Loan Ctr, LLC, et al.; 200706666; \$813,190.51.
HAMMER, MICHAEL: SHIRLEY: THE UNITED STATES OF AMERICA - Pnc Bank National Association, et al.; 201314272.
HART, WILLIAM: PAMELA - Aaron Leon Public Adjusters, P.C.; 200905748; WRIT/EXEC.
HARTNER-HOWELL, HEATHER: HARTNER, HEATHER - Police And Fire Federal Credit Union; 201322330; WRIT/EXEC.
IMPERATO, CHRISTOPHER: SOVEREIGN BANK, GRNSH. - American Express Centurion Bank; 201110373; \$42,250.34.
JEFFERSON, KESHA: AMERICAN HERITAGE FCU, GRNSH. - Remit Corporation, et al.; 201328110; WRIT/EXEC.

- KERSIKOSKI, SUZANNE: FIRST NIAGARA BANK, GRNSH. - Barclays Bank Delaware; 201134000; \$3,544.10.
- KO, KATHY: MYUNG - Bank Of New York Mellon, et al.; 201210709; ORDER/334,813.57.
- LAUDADIO, DENISE: FIRST NIAGARA BANK, GRNSH. - Remit Corporation, et al.; 201328325; WRIT/EXEC.
- LOVE, SARAH: UNKNOWN HEIRS SUCCESSORS ASSIGNS OF CHARLES T LOVE: LOVE, MATTHEW - Pennymac Corp; 201321102; \$344,216.38.
- MANUS, MICHELLE - Scott Communications, Inc.; 201329311; WRIT/EXEC.
- NICHOLSON, WILLIAM: JILL: STONEBRIDGE BANK, GRNSH. - Republic First Bank, et al.; 201229898; \$452,863.26.
- PERSOPOLIS, INC.: HONEY RESTAURANT: ZERGANI, RASOUL: NATIONAL PENN BANK, GRNSH. - Sysco Philadelphia, LLC; 201331362; \$12,560.14.
- RECHKEMMER, MARK - First Niagara Bank; 201325030; \$78,320.65.
- ROBBINS, MICHAEL: HOLLY: TD BANK, GRNSH. - Ginsberg, Gerald, et al.; 200725552; WRIT/EXEC.
- S F SERVICES, INC.: BERTINO, CAROLYN: FIRST NIAGRA FINANCIAL GROUP, GRNSH. - Hop Energy, LLC, et al.; 201224374; WRIT/EXEC.
- SHILLING, JENNIFER: WELLS FARGO BANK NA, GRNSH. - Portfolio Recovery Associates, LLC; 201328879; WRIT/EXEC.
- SMITH, GARRY: KATES, MICHAEL: ASDI, INC. - Beard Research, Inc., et al.; 201016712; WRIT/EXEC.
- THIELE, KIMBERLY: CHAD - Wells Fargo Bank; 201300287; \$292,673.56.
- VALENTINE, CHRISTOPHER: FIRST NIAGARA BANK, GRNSH. - Unifund Ccr, LLC, et al.; 201328114; \$15,523.85.
- WASSER, WENDY: WENDY: BANK OF AMERICA, GRNSH. - State Employee Credit Union Of Maryland, Inc.; 201229066; WRIT/EXEC.
- WEBER, ROBERT: UNIVEST NATIONAL BANK, GRNSH. - Manufacturers & Traders Trust Company; 201400756; \$60,114.33.
- JOHNSON, KANDI - We R Family Childcare Services Llc; 201400421; Judgment fr. District Justice; \$843.37.
- LINX-AS - Brandywine Operating Partnership Lp; 201337030; Complaint In Confession of Judgment Mone; \$46,822.59/POSSESSION.
- LOMBO, JAMES - Discover Bank; 201400496; Judgment fr. District Justice; \$3,704.86.
- MAYER, LILLIAN - Discover Bank; 201400434; Judgment fr. District Justice; \$6,740.94.
- MCCARRON, MEGAN - Discover Bank; 201400441; Judgment fr. District Justice; \$3,125.24.
- MYERS, LISA - Midland Funding Llc; 201400698; Judgment fr. District Justice; \$880.54.
- PRZYUSKI, KELLY - New Century Financial Services Inc; 201400445; Judgment fr. District Justice; \$1,046.69.
- ROGAHN, GUNTHER - American Express Centurionbank; 201400482; Judgment fr. District Justice; \$8838.90.
- RUSIN, REBECCA - National Collegiate Student Loan Trust 2006-3; 201400477; Judgment fr. District Justice; \$2447.42.
- SEALY, SHAWN - Asset Acceptance Llc; 201400516; Judgment fr. District Justice; \$2447.42.
- SUTTON, AARON - Mmco Llc Audi Wynnewood; 201400532; Judgment fr. District Justice; \$6,548.18.
- SWAN, JEFFERY - Discover Bank; 201400451; Judgment fr. District Justice; \$9,122.54.
- TIBBETTS, CHRIS: JANDA-TIBBETTS, JUDY - Boris, Jessica; 201400787; Judgment fr. District Justice; \$2384.60.
- VIOLA, JOSEPH: LINDA - Village At Regents Park Homeowners Association; 201400693; Judgment fr. District Justice; \$3,302.20.
- VITELLI, AR - Td Bank Usa Na; 201400316; Judgment fr. District Justice; \$7199.30.
- WALKER, JILL - Foy, Edward; 201400692; Judgment fr. District Justice; \$2835.00.
- WILL, MICHAEL - Calvary Spv 1 Llc; 201400701; Judgment fr. District Justice; \$1893.35.
- ZIEINSKI, MEGAN - Cypress Financial Recoveries Llc; 201400453; Judgment fr. District Justice; \$1,597.33.

JUDGMENTS AND LIENS ENTERED

Week Ending January 21, 2014

**The Defendant's Name Appears
First in Capital Letters**

- BONKOSKI, KEITH - Midland Funding Llc; 201400745; Judgment fr. District Justice; \$2113.61.
- CAGLARGIL, EBRU - Discover Bank; 201400489; Judgment fr. District Justice; \$1,848.81.
- EDWARDS, FADIL - Capital One Bank Usa Na; 201400518; Judgment fr. District Justice; \$1368.57.
- ELLENBACK, CHERYL - Barclays Bank Delaware; 201400746; Judgment fr. District Justice; \$2,610.88.
- FOUR SEASONS BANQUET HALL: MORRIS CATERING LLC - Digiacomio, Rudolph; 201336993; Complaint In Confession of Judgment; \$36,113.27.
- GROSS, JULIANNE: MEDINA, JOSE - Peco Energy Company; 201336862; Judgment fr. District Justice; \$4867.47.
- ABINGTON TWP. -
entered municipal claims against:
Grant, Sophia: Tamika; 201400416; \$901.89.
Rondinelli, David; 201400543; \$4219.30.
- EAST NORRITON TWP. -
entered municipal claims against:
Anna E Culbreath Revocable Living Trust; 201336820; \$631.27.
- LOWER POTTS GROVE TWP. -
entered municipal claims against:
Valentine, Justin: Antoinette; 201400488; \$632.55.
- NORRISTOWN MUNICIPALITY -
entered municipal claims against:
Dilucia, Margaret; 201400399; \$799.31.
Lyons, Edward; 201400760; \$625.31.
- PENNA. UNEMP. COMP. FUND -
entered claims against:
Hagels Lawn Mower Service Inc; 201336086; \$2452.90.
Tran, Gina: Trans Nailery; 201336085; \$18,712.24.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Braverman, Douglas; 201400519; \$535.92.
 Camejo, Silvia; 201400540; \$755.65.
 Capps, Mark; 201400517; \$576.97.
 Community Housing Service; 201400716; \$281.02.
 Community Housing Services; 201400486; \$919.52.
 Dicandilo, Joseph; Fay; 201400513; \$769.24.
 Frame, Bruce; Dorothy; 201400509; \$841.49.
 Hajj, Iskandar; Elliott; 201400490; \$611.76.
 Hill, Norman; Christopher; Jonathan, Et.Al.; 201400425;
 \$381.81.
 Hill, Norman; Jonathan; Shawell, Amber; 201400428;
 \$212.61.
 Hoehne, Adam; 201400767; \$612.40.
 Horchak, Sherrie; 201400498; \$609.79.
 Hovland, Ryan; Faasavalu, Fetuli; 201400782; \$628.03.
 Myers, Terry; Donna; 201400512; \$859.85.
 One West Bank Fsb; 201400524; \$510.25.
 Opportunity Inc; 201400776; \$809.16.
 Rhoads, Roberta; 201400723; \$757.22.
 Sieracki, Robert; 201400508; \$610.29.
 Sombers, Joseph; 201400721; \$540.07.
 Stout, Jason; Ellene; 201400492; \$609.79.
 Travis, Kathleen; 201400491; \$1067.31.
 Us Bank Na; 201400494; \$609.79.
 Velez, Jorge; 201400786; \$727.02.
 Wheeler, Matthew; 201400487; \$659.79.

**POTTSTOWN BORO. -
entered municipal claims against:**

Cao, Ping; Wilmont, Kevin; 201400495; \$816.38.

LETTERS OF ADMINISTRATION

Granted Week Ending January 21, 2014

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BALANOW, ANTHONY - Royersford Borough;
 Balanow, Richard A., 3 Aztec Way
 Honey Brook, PA 19344.
 CLAY, IDA - Montgomery Township;
 Williams, Carolyn D., 125 Manor Drive
 Lansdale, PA 19446.
 COFONI, CLAIRE M. - Springfield Township;
 Algeo, Eileen, 657 West St Andrews Drive
 Media, PA 19063.
 FLANAGAN, VIRGINIA W. - Abington Township;
 McGrier, Linda, 827 Columbia Avenue
 Linwood, PA 19061.
 GAETA, CATHERINE P. - Horsham Township;
 Sharkey, Debra A., 48 Maurice Ln
 Hatboro, PA 19040.
 GARNER, JOAN - East Norriton Township;
 McGrier, Linda, 827 Columbia Avenue
 Linwood, PA 19061.
 GRAHAM, PHILLIP D. - Upper Merion Township;
 Troncelliti, Manrico A., Jr., 144 East Dekalb Pike,
 Suite 200 King Of Prussia, PA 19406.
 HUNTER, ARTHUR 3RD - Lower Moreland Township;
 Shastay, Ann D., 415 Moreland Road
 Huntingdon Valley, PA 19006.
 MILLER, WILLIAM J. - Plymouth Township;
 Miller, Ryan S., 219 Wendover Drive
 Norristown, PA 19403; Miller, William M.,
 1347 Hillcrest Road Conshohocken, PA 19428.

MORRISSEY, MAUREEN - Limerick Township;
 Hennessey, Casey, 31 Longview Road
 Linfield, PA 19468.
 PORRECA, NICHOLAS A., JR. - Springfield Township;
 Porecca, Helen M., 300 Poplar Road
 Flourtown, PA 19031.
 REEVES, LOUISE K. - Upper Moreland Township;
 Corbin, Esther L., 1730 E Mayland Street
 Phila, PA 19138.
 ROBBINS, SUSAN - Cheltenham Township;
 Robbins-Newton, Alyssa P., 44 Bellwood Drive
 Holland, PA 19053.
 SANDERS, GEORGANNA L. - Pottstown Borough;
 Sanders, David M., 1233 Queen Street
 Pottstown, PA 19464.
 THOMAS, JACQUELINE A. - Cheltenham Township;
 Williams, Ryan A., 1811 W. Cheltenham Avenue
 Lamott, PA 19027.
 WILLIAMS, MARCIA P. - Lower Merion Township;
 Blackman, Tina D., 305 Brentwood Ave
 Cherry Hill, NJ 08002.

SUITS BROUGHT

Week Ending January 21, 2014

**The Defendant's Name Appears
First in Capital Letters**

ALCOM PRINTING GROUP INC - Espinosa, Andres;
 201400836; Civil Action; Pritchard, D. Barry, Jr.
 ANTHONY, LEE - Anthony, Forrest; 201400719;
 Complaint Divorce; Cunningham Boogay, Maura.
 ARIAS, JESSYBEL - Arias, Newton; 201400471;
 Complaint Divorce.
 BEATY, DEMETRIC - Beaty, Richard; 201336516;
 Civil Action.
 BECKER, SHERRI - Rivers, Marcel; 201400712;
 Civil Action; Burke, Robert R.
 BELLITTI, PHYLLIS - Citibank Na; 201400718;
 Civil Action; Scott, Morris A.
 BETHARD, SARAH - Singer, Jacob; 201400506;
 Complaint in Quiet Title.
 BUDINSKY, S.: SANDRA - Td Bank Usa Na;
 201337015; Civil Action; Scott, Morris A.
 CABRERA, KATHLEEN - Cabello, Carlos;
 201400739; Complaint Divorce.
 CALCAVECCHIA, CHRISTINE:
 UNITED STATES OF AMERICA -
 Wells Fargo Bank Na; 201400455; Complaint In
 Mortgage Foreclosure; Ackerman, Jaime R.
 CHIANG, ERNEST - Wang, Yang; 201400534;
 Complaint for Custody/Visitation.
 CLARK, DAVID: CHERYL - Pnc Bank
 National Association; 201336885; Complaint In
 Mortgage Foreclosure; Solomon, Brett A.
 COOPER, RAHEEM - Williams, Tiffany;
 201400171; Complaint for Custody/Visitation.
 CRAFT, H. - Boyce, Megan; 201400535;
 Civil Action; Devirgilis, John.
 DOSULLIVAN AGENCY LLC: OSULLIVAN, DONNA -
 Levin, Leonard; 201400728; Civil Action.
 DEFANGESCO, CHARLES: ANN -
 Jpmc Specialty Mortgage Llc; 201400678;
 Complaint In Mortgage Foreclosure; Krohn, John.
 DEGRAZIO, FRANCIS - Degrazio, Karen; 201400404;
 Support/Exceptions; Reilley, Robert J., Jr.

- DICKINSON, DEMETRIUS - Reid, Julia; 201400652; Complaint Divorce.
- DIEGEL, CHRISTINE - Citibank Na; 201400675; Civil Action; Scott, Morris A.
- DIPIERO, JAMES: JAMES: PATTI - Green Tree Servicing Llc; 201400538; Complaint In Mortgage Foreclosure; Krohn, John.
- DIXON, KATHERINE: GREEN, JOSEPH - Burton, Ronnetta; 201400446; Complaint for Custody/Visitation.
- DOE, JOHN: OCCUPANT - Deutsche Bank National Trust; 201400686; Complaint in Ejectment; Kishbaugh, J. Eric.
- DOMINGUEZ-DOMINGUEZ, LUIS - Rosales-Cruz, Priscila; 201400277; Complaint for Custody/Visitation.
- DUNHAM, EDWARD: EDWARD - Bryn Mawr Trust Company; 201400861; Civil Action; Fox, Craig H.
- FAUSTIN, MICHELLE - Jpmorgan Chase Bank National Association; 201400536; Complaint In Mortgage Foreclosure; Krohn, John.
- FERRAIOLI, JOSEPH - Nationstar Mortgage Llc; 201400657; Complaint In Mortgage Foreclosure; Davis, Adam.
- GIANT FOOD STORES INC: GIANT SUPERMARKET - Foley, Lisa; 201400724; Civil Action; Pincus, Brian.
- GIBSON, NICOLE - Sheraton Valley Forge Hotel; 201400709; Defendants Appeal from District Justice.
- GOULD, JOSEPH - Citibank Na; 201400664; Civil Action; Scott, Morris A.
- GREENSPUN, TOBI: GREEN, JOSE - Sizer, Towanna; 201400546; Civil Action; Silverstein, Sonia M.
- GUELLICH, HELENE - Portfolio Recovery Associates Llc; 201400528; Civil Action; Brown, Carrie A.
- HAAG-ANDERSON, JUSTINE: JUSTINE - Anderson, Maynard; 201400653; Complaint Divorce.
- HOLY REDEEMER HEALTH SYSTEM: ADELMAN, RONALD: DIAGNOSTIC IMAGING INC, ET.AL. - Plunkett, Justin; 201400562; Civil Action; Patberg, Rolf Patberg.
- IRBY, ERIC: SUPERIOR SPLICING: SUPERIOR SPLICING LLC, ET.AL. - Balboni, Anita; 201400707; Civil Action; Destefano, David R.
- KAVANAGH, BRIAN - Wells Fargo Bank Na; 201400688; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- KILSON, KIMBERLY: WARNES, KIMBERLY - Wells Fargo Bank Na; 201400551; Complaint In Mortgage Foreclosure; Carlon, Denise.
- KISH, RICHARD - Singer, Jacob; 201400504; Complaint in Quiet Title.
- LAROSA, PASQUALE - Larosa, Nancy; 201400747; Complaint Divorce; Chase, Albert L.
- LARRAZABAL, EMILIE - Halpern, Wendy; 201400595; Petition; Cohen, Barry L.
- LEBOLD, TIMOTHY - Citibank Na; 201400710; Civil Action; Scott, Morris A.
- LEHMAN FAMILY LEGACY TRUST - Singer, Jacob; 201400505; Complaint in Quiet Title.
- LYNETT, DEBORAH - Lynett, Edward; 201400359; Complaint Divorce; Hinton, J. Timothy, Jr.
- MARTIN, GEORGE - Katzman, Chelsea; 201400297; Complaint for Custody/Visitation.
- MATOS, AMARILDO - Matos, Genice; 201400715; Complaint Divorce.
- MCCLAIN, MARY - Mcclain, Sean; 201400523; Complaint for Custody/Visitation.
- MCCLOSKEY, BRIAN: FREESE, CRISTINA - Santander Bank Na; 201400826; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MCFARLANE, HEATHER - Betancourt, David; 201400242; Complaint for Custody/Visitation.
- MORRIS, BRANDON - Izykowski, Emmy; 201400503; Complaint Divorce.
- MORRISON, LINDA - Citibank Na; 201400659; Civil Action; Scott, Morris A.
- MOSARLA, MADHAVA - Naidu, Raju; 201400611; Civil Action; Mcshea, John P. Iii.
- MOSKO, HEATHER - Citibank Na; 201400671; Civil Action; Scott, Morris A.
- MULLANE, ANTHONY - Rutherford, Pam; 201400344; Complaint for Custody/Visitation.
- MYCO, PRISCILLA - Xin, Xin; 201400292; Complaint for Custody/Visitation; Pagnanelli, Enrico.
- NAM, SUNG: SUNG - Wells Fargo Bank Na; 201400849; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- NIXON, JETHANIEL - Ned, Carla; 201400706; Support/Exceptions.
- OWENS, DESIREE - Oblitey, Llewellyn; 201400082; Complaint for Custody/Visitation.
- PEEL, ANTHONY - Polowczuk, Stephanie; 201400273; Complaint for Custody/Visitation.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Olszewski, Joshua; 201400448; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tiburzio, Peter; 201400422; Appeal from Suspension/Registration/Insp; Semisch, Mark R.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wickliffe, James; 201400501; Appeal from Suspension/Registration/Insp; Sager, Adam.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Martinez-Santiago, Alexis; 201400537; Appeal from Suspension/Registration/Insp; Kelly, Joseph.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brigidi, John; 201400548; Appeal from Suspension/Registration/Insp; McMahon, John I., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Moore, Letitia; 201337087; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rosenfield, Eric; 201400172; Appeal from Suspension/Registration/Insp; Lacks, Stanton M.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Goetzl, Bobbie; 201400614; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Pandya, Neelay; 201400618; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mcclain, Stephen; 201400727; Appeal from Suspension/Registration/Insp; Beck, Basil D. Iii.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - McClain, Stephen; 201400740;
Appeal from Suspension/Registration/Insp;
Beck, Basil D. Iii.

PEYSER, NINA: INEZ, NINA - Citibank Na;
201400668; Civil Action; Scott, Morris A.

PIELECKA, JOHN - Herrell-Pielecka, Tesha-Marie;
201400744; Complaint Divorce.

PUKEK, SCOTT - Pukek, Michelle; 201400469;
Complaint Divorce; Cutillo Teare, Maria.

RAY, DALLAS - Prater, Janna; 201400753;
Complaint Divorce.

REGALBUTO, TRACY - Regalbuto, Francis;
201400454; Complaint Divorce.

RODENBAUGH, RONALD - Citibank Na;
201400667; Civil Action; Scott, Morris A.

ROGERS, JONATHAN - Fox, Vanessa; 201400592;
Complaint for Custody/Visitation; Duffy, Liam J.

ROUSSEL, EMILY - Mullen, Sean; 201400679;
Complaint for Custody/Visitation; Beloff, Christine M.

SCHLARB, KATHLEEN: LAWRENCE -
Wells Fargo Bank Na; 201400689; Complaint In
Mortgage Foreclosure; Wooters, Meridith H.

SEATON, ANGELENE: UNITED STATES OF AMERICA -
Branch Banking And Trust Company; 201400827;
Complaint In Mortgage Foreclosure; Davis, Adam.

SIMON PROPERTY GROUP INC - Toczek, Cara;
201336588; Civil Action; Farrell, J. David.

SIN, EUNICE - Capital One Bank Usa Na;
201400542; Civil Action; Lashin, Arthur.

SIRKISSOON-SMITH, RUNICA - Smith, Paul;
201400720; Complaint Divorce; Fox, Leon H., Jr.

STOCK, GEORGE: CHRISTINA - Capital One Na;
201400497; Complaint in Ejectment; Wunder, Jennifer.

STORTI, DENNIS - Storti, Maureen; 201400613;
Complaint for Custody/Visitation.

STORZ, REBECCA: WOERNER, STEPHEN -
Storz, Barbara; 201400627; Complaint for
Custody/Visitation; Testa, Maria.

SULLIVAN, RAYNA - Williams, Kalif; 201400676;
Complaint for Custody/Visitation.

TOTO, CHARLES: SALADINO, SEBASTIAN:
TOTO, MARIANNE - Wells Fargo Bank Na;
201400656; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.

TRACY, JOHN - Citibank Na; 201400677;
Civil Action; Scott, Morris A.

UNDERWOOD, VERNON - Bowman Sales &
Equipment Inc; 201400362; Civil Action;
Karasic, Matthew D.

VERMILLION, GERALD: GIBLIN, JAMES -
Singer, Jacob; 201400507; Complaint in Quiet Title.

VIND, MICHAEL - Vind, Ellen; 201400420;
Complaint Divorce; Young, Cheryl L.

VLAHOS, JAMES: BONNIE - Wells Fargo Bank Na;
201400847; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.

WANNINAYAKE, JAGATH - Cox, Amity; 201400418;
Complaint Divorce; Shoemaker, Gerald L., Jr.

WELDON, BRADLEY - Santander Bank Na;
201400682; Complaint In Mortgage Foreclosure;
Krohn, John.

WELLS, JULIAN - Calianno, Julie; 201400458;
Complaint for Custody/Visitation; Mcintosh, Scott.

YODER, BRANDON - Santander Bank Na;
201400684; Complaint In Mortgage Foreclosure;
Krohn, John.

WILLS PROBATED
Granted Week Ending January 21, 2014**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

ADAIR, MARIE R. - Abington Township;
Previti, Michele, 16 Canterbury Lane
Oceanview, NJ 08230.

AMSTERDAM, ALICE M. - Lower Merion Township;
Madeja, Wynn W., 825 Mount Moro Rd
Villanova, PA 19085.

ARNONE, ASSUNTA - Upper Dublin Township;
Arnone, Angelo M., 1305 Kirks Lane
Dresher, PA 19025.

AYMEN, ROMAINE A. - Towamencin Township;
Ren, Romaine M., 1253 Wyoming Avenue
Exeter, PA 18643.

BAND, JEFFREY W. - Perkiomen Township;
Band, Robert D., 742 Tumblebrook Drive
Port Orange, FL 32127.

BASHAW, BETTY J. - Upper Merion Township;
Hill, Christa A., 478 Stacey Drive
King Of Prussia, PA 19406.

BAUER, MARY K. - Lower Gwynedd Township;
Schwebel, Lucinda A., 111 North Lane
Chalfont, PA 18914-2423.

BECK, BRUCE C. - Whitmarsh Township;
Agran, Joan, 259 N Radnor Chester Rd
Radnor, PA 19087; Henry, Kristen B.,
208 Washington Ln Ft Washington, PA 19034.

BIENENFELD, HENRY - Abington Township;
Bienenfeld, Jack, 828 Red Lion Road
Philadelphia, PA 19115.

BRINDISI, MARTHA - Upper Moreland Township;
Brindisi, Angelo, 1010 Hemlock Place
Huntingdon Valley, PA 19006.

BUCHER, CLYDE M. - Towamencin Township;
Bucher, Dorothy G., 2250 Old Forty Foot Road
Harleysville, PA 19438.

CATAGNUS, ANNA B. - Lower Providence Township;
Catagnus, Dennis J., 3217 W Mt Kirk Avenue
Eagleville, PA 19403.

DECARDONA, JOSE N. - Lower Moreland Township;
Decardona, Joanne K., 18 Red Lion Road
Huntingdon Valley, PA 19006.

DELUCA, ROBERT M. - Lower Gwynedd Township;
Maltin, Meredith D., 350 Dundee Drive
Blue Bell, PA 19422.

DOUGLAS, GERTRUDE L. - Lansdale Borough;
Douglas, George D., 844 Clay Ave
Lansdale, PA 19446.

DUFFY, MARTIN J. - Upper Merion Township;
Duffy, Mary T., 9701 Germantown Avenue Phila,
PA 19118; Schuler, Judith D., 707 Daylily Drive
Langhorne, PA 19047.

FEGLEY, ALTHEA M. - Collegeville Borough;
Rotenberger, Debra J., 258 Linden Drive
Trappe, PA 19426.

FISHER, CYRELLA V. - Lower Providence Township;
Fisher, Cheryl, 8539 Logia Circle
Boynton Beach, FL 33472-7117; Pecket, Karen,
60 Bright Summer Way Glenmoore, PA 19343;
Robkin, Kandy, 8241 Forest Avenue
Elkins Park, PA 19027-2450.

- FLEMING, PATRICIA A. - Horsham Township;
Fair, Alice M., 4905 Buckboard Lane
Pipersville, PA 18947.
- FRAGALE, PAUL J. - West Norriton Township;
Fragale, Dennis P., 3209 Marilyn Avenue
Eagleville, PA 19403.
- GARDNER, JOAN G. - Skippack Township;
Roberts, Nancy J., 13908 S. Harvey Avenue
Oklahoma City, OK 73170.
- GOODRICH, HOWARD R. - Royersford Borough;
Goodrich, James H., 466 Bucks Creek Rd
Gillett, PA 16925.
- GUY, ALTHEA S. - Lower Merion Township;
Anderson, John G., 2005 Market Street Suite 2600
Phila, PA 19103; Macgregor, Judy V.,
433 N Ithan Drive Bryn Mawr, PA 19010.
- HALPERN, LILLIAN S. - Abington Township;
Zlotnick, Gary A., 1818 Market St
Philadelphia, PA 19103.
- HARAKAL, CONCETTA D. - Lower Merion Township;
Nester, Harry W., 2182 Twinbrook Rd
Berwyn, PA 19312.
- HART, MARIE N. - Upper Dublin Township;
Hart, Joshua F., Po Box 477 Ambler, PA 19002;
Hart, Mary N., 115 Meadowcrest Ln
Douglassville, PA 19518.
- HARTENBAUER, THOMAS Z. - Lower Frederick Township;
Haas, Kim C., 1661 Ridge Road Telford, PA 18969;
Hartenbauer, Barbara R., 605 Centennial Street
Schwenksville, PA 19473; Hartenbauer, Drew T.,
1122 Salford Station Road Schwenksville, PA 19473.
- JACKSON, VIRGINIA A. - Norristown Borough;
Pettine, Dana K., 845 Mystic Lane
Norristown, PA 19403-3667.
- LAWRIE, FRANCES M. - Lower Providence Township;
Esterline, Nancy J., 1776 Morgan Lane
Collegeville, PA 19426.
- LEFKOE, ARTHUR - Lower Providence Township;
Dransfield, Janet L., 132 Brindle Court
Norristown, PA 19403; Moore, Susan L.,
705 Oak Lane Plymouth Meeting, PA 19462.
- LEWIS, ALICE P. - Worcester Township;
Lewis, Jeffrey P., 104 Skyline Drive
Downingtown, PA 19335-1800.
- MALONE, CHARLES S. - Lansdale Borough;
Goldstein, Neal, 1601 Market St
Philadelphia, PA 19103.
- MCCORRY, FRANCIS - Lower Salford Township;
Campellone, Denise, 367 Courtland Ave
Harleysville, PA 19438.
- NAIRNS, DAVID - Lower Providence Township;
Himsworth, F. T. Jr., 26 W. Orchard Lane
Audubon, PA 19403-2034.
- ONEIL, JOHN E. - Whitpain Township;
Oneil, Kevin, 4000 Vincent Ave N
Minneapolis, MN 55412.
- ONIFER, THEODORE M. - Jenkintown Borough;
Onifer, William, 546 Ryders Lane
East Brunswick, NJ 08816; Smith, Mary O.,
846 Club Drive Allentown, PA 18103.
- PAPADA, REGINA - Lower Merion Township;
Mcdermott, Louise P., 501 Broad Acres Rd
Narberth, PA 19072; Papada, James M. Iii,
421 N Sydbury Ln Wynnewood, PA 19096.
- PENECALE, AUGUSTINE A. - Abington Township;
Penecale, Mark A., 2461 Brookdale Avenue
Roslyn, PA 19001.
- POMPONIO, MARY A. - Lower Pottsgrove Township;
Greco, Nadine, 1211 Oakdale Drive
Pottstown, PA 19464.
- RUDISILL, IRENE H. - Narberth Borough;
Rudisill, James J., 1150 S. New Street
West Chester, PA 19382.
- SANDERS, MILTON - Whitmarsh Township;
Sanders, Frieda, 342 Fox Hound Drive
Lafayette Hill, PA 19444.
- SHIRING, ISABELLE P. - Lower Providence Township;
Shiring, Martin P., 120 Lattice Lane
Collegeville, PA 19426.
- SMILEY, LYNNE - Towamencin Township;
Douglass, David, 102 Berwick Pl
Lansdale, PA 19446.
- SOUDER, PAULINE H. - Ambler Borough;
Ames, Carol S., 324 Landing Way
Chalfont, PA 18914; Long, Susan S.,
549 Beck Road Souderton, PA 18964.
- SPATACCINO, CONCETTA - Norristown Borough;
Buenzle, Eileen, 1206 Knollbrook Drive
Lansdale, PA 19446.
- SUMMERS, KEITH D. - Upper Gwynedd Township;
Bazzel, Carol A., 1415 Lexington Way
Morgantown, PA 19543; Zimmerman, Susan G.,
Po Box 187 Georgetown, ME 04548.
- TROUT, HELEN C. - Upper Gwynedd Township;
Trout, Stephen W., 2327 Mill Lane
High Point, NC 27265-9184.
- TUTTLEMAN, EDNA S. - Lower Merion Township;
Tuttleman, Steven M., 176 Duane Street, 6Th Floor
New York, NY 10013.
- WEAVER, JOHN A. - Abington Township;
Weaver, Linda H., 1163 Herkness Drive
Meadowbrook, PA 19046.
- WEIR, WILLIAM T. - Lower Gwynedd Township;
Weir, Thomson, 1909 Canterbury Road
Abington, PA 19001.
- WIRSING, EDWARD G. - Hatfield Township;
Rotelle, Cynthia A., 608 Redwing Rd
Perkasie, PA 18944.
- YAROS, GILBERT I. - ; Singer, Mira,
214 Cynwyd Road Bala Cynwyd, PA 19004-2928.
- ZELLMAN, MICHAEL D. - Lower Merion Township;
Gorman, Shari D., 186 Zeppi Ln
West Orange, NJ 07052.

RETURN DAY LIST

February 18, 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. Agliano v. Weis Markets - Motion to Compel Discovery Responses (Seq. 31 D) - **J. Young - S. Wall.**
2. Aldrich v. Lynnewood Real Estate Partners - Motion to Compel Plaintiff's Discovery Responses (Seq. 13 D) - **M. Simon - J. Devlin.**

3. American Acquisition Property, VIII, LLC v. Mullaney - Motion to Strike Objections and to Compel Discovery Response by Defendant Paul Newlin, III (Seq. 111 D) - **G. Young - W. Weir.**
4. American Express v. Plisiewicz - Plaintiff's Motion to Compel Answers to Discovery (Seq. 11 D) - **D. Tsarouhis.**
5. American Express Centurion Bank v. Wolk - Plaintiff's Motion to Compel Answers to Discovery (Seq. 16) - **D. Tsarouhis.**
6. Antonas v. Vassiliadis - Motion to Strike Objections to Subpoenas (Seq. 187) - **J. Pearson.**
7. Arora v. Central Montgomery Medical Center - Supplemental Motion of Defendant Central Montgomery Medical Center, to Preclude Plaintiff's Expert Testimony to Cause of Death (Seq. 98) - **A. Stern - K. McGrath - D. Murtagh.**
8. Aurora Loan Services, LLC v. Mascio - Motion to Reassess Damages (Seq. 15 D) - **A. Zuckerman.**
9. Bank of New York Mellon Trust v. Jones - Motion to Compel Defendant Citizens Bank of Pennsylvania's Responses to Plaintiff's Request for Production of Documents (Seq. 55 D) - **B. Fleischer - B. Smith.**
10. Benedetti v. Blue Bell Country Club, L.P. - Motion to Compel Production of Documents (Seq. 34 D) - **R. Birch - J. Caprara.**
11. Bryn Mawr Trust Company v. Butler - Plaintiff's Petition for Reassessment of Damages and Memorandum of Law (Seq. 11) - **C. Fox.**
12. Bullen v. Bullen - Petition to Withdraw as Counsel for Defendant (Seq. 48) - **A. Ginsburg.**
13. Bum Hollow Properties, LLC v. National Penn Bank - Motion for Pre-Complaint Discovery (Seq. 9 D) - **M. Clemm - A. Soven.**
14. Burner v. Sciandra - Motion to Compel Plaintiff's Discovery Responses (Seq. 30) - **P. Munsing - C. Dos Santos.**
15. Cannella v. Griswold International, LLC - Plaintiff's Motion to Compel Answer to Interrogatories and Request for Production of Documents and Compel Attendance of Defendant Griswold Reps at Deposition (Seq. 27 D) - **D. Jaskowiak - S. Engle.**
16. Citibank, N.A. v. Hook - Plaintiff's Motion to Determine Sufficiency of Defendant's Answers to Plaintiff's Request for Admissions (Seq. 15) - **B. Suttell.**
17. Citimortgage, Inc. v. Glenn - Petition of Defendant Robert Glenn to Set Aside the Sheriff's Sale of Real Property known as 918 West Washington Street, Norristown, Pa. 19401 - **R. Cusick - J. Quinn.**
18. Coles v. Coles - Petition for Leave to Withdraw as Counsel (Seq. 13) - **F. Urso - P. Campbell.**
19. Conway v. Scott - Motion to Compel Plaintiff's Interrogatories and Response to Request for Production of Documents (Seq. 16 D) - **R. Wiener - A. Bullock.**
20. Darcangelo v. Lazarski - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 6d) - **M. Clement - J. Gilman.**
21. Darden v. SWNH, LLC d/b/a Suburban Woods Health & Rehabilitation Center - Plaintiff's Motion to Arbitration Related Compel Discovery (Seq. 33 D) - **R. Krisztal - L. Silverman.**
22. Delicci Landscaping v. U.S. Maintenance - Petition of U.S. Maintenance to Amend Docket Text Entry (Seq. 7-3) - **J. Van Horn - T. Watson.**
23. DiBello v. Paul Macht Architects, LLC - Motion to Compel Discovery Responses from Plaintiff (Seq. 31 D) - **J. Herbst - M. Hoek.**
24. DiGiacchino v. Gwynedd Mercy College - Defendant's Motion to Compel Interrogatory Answers (Seq. 8 D) - **J. Bresnan - E. Schwabenland.**
25. Ehresmann v. Richmond - Motion to Compel Answers to Interrogatories (Seq. 42 D) - **M. Greenfield - D. Jenssen - P. Gibbons.**
26. Faherty v. Holy Redeemer Hospital and Medical Center - Plaintiff's Motion to Compel Depositions (Seq. 130 D) - **J. Feinberg - A. Romanowicz - B. Post.**
27. Fahy v. Fahy - Petition to Withdraw as Counsel (Seq. 37) - **C. Consolo - L. Myers.**
28. First Liberty Insurance Corporation v. Foretravel Motorcoach, Inc. - Plaintiff First Liberty Insurance Corporation a/s/o John Coleman's Motion to Compel Defendant Foretravel Motorcoach, Inc.'s Discovery Responses (Seq. 2-4 D) - **J. Bevis - D. Brown.**
29. Gallagher v. Teleflex, Inc. - Plaintiff's Motion for Protective Order (Seq. 114) - **W. Carr - P. Bausinger - B. Remick.**
30. Gambone Brothers Organization, Inc. v. Reassure America Life Insurance - Motion to Modify Court Order Concerning Equal Fee Sharing Among Parties in Motion Before Special Discovery Master (Seq. 35-0) - **H. Pass - S. Baker.**
31. Gardner v. Craft - Motion to Compel Defendant Abington Memorial Hospital to Produce Documents in Response to Plaintiff's 14th Supplemental Request for Production of Documents (Seq. 119 D) - **J. Delcasale - J. Kilcoyne - E. Hosmer.**
32. Gautherin v. Wertz - Plaintiff's Motion to Compel Answer of Defendant Joanne Wertz to Interrogatories and Request for Production of Documents (Seq. 45 D) - **V. Bucci - H. Byron - M. Kvetan.**
33. Gillette v. Taglianetti - Motion to Compel Co-Defendants Interrogatories (Seq. 13 D) - **S. Rosentrater - L. Borelli.**
34. Goldberg v. Green Hill Condominium Owners Association - Motion to Compel Defendant Green Hill Condominium Owners Association's Responses to 2nd Request for Production of Documents (Seq. 177 D) - **D. Makara - J. Devlin - T. Hartigan.**
35. Golden v. Golden - Petition for Leave to Withdraw as Counsel (Seq. 37) - **J. Berschler.**
36. Golden v. Golden - Petition to Withdraw as Counsel (Seq. 34) - **J. Berschler.**
37. Graham v. Ferguson - Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 14 D) - **C. Cooper - R. Donnelly.**
38. Gwiazda v. Bozzacco - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 4 D) - **M. Greenfield - J. Gilman.**
39. Hissner v. Hissner - Petition to Withdraw Appearance as Counsel (Seq. 51) - **B. Montana - C. Consolo.**
40. Hong v. Shin - Motion for Leave to Withdraw as Counsel (Seq. 41) - **A. Edelberg - R. Steiger.**
41. HSBC Bank USA, N.A. v. Banu - Petition to Set Aside Sheriff's Sale of Real Property (Seq. 1-2) - **S. Carollo.**

42. James v. Wolfe - Plaintiff's Motion to Enforce Subpoena Addressed to Nationwide Insurance Company (Seq. 37) - **A. Altopiedi - J. McNulty.**
43. Jones v. Kolbik - Motion to Compel IME (Seq. 47D) - **M. Greenfield - J. Rubin.**
44. Klitsch v. Cho - Plaintiff's Motion to Compel Answer to Interrogatories and Request for Production of Documents Against Defendant (Seq. 8 D) - **J. Benson - D. Bush.**
45. Krauss v. Krauss - Petition of Plaintiff's Counsel for Leave to Withdraw (Seq. 122) - **P. Dolan.**
46. Lane v. Home Properties of New York, Inc. - Defendant Home Properties of N.Y.'s Motion to Compel Plaintiff Stephen Lanes Signed Paoli Hospital and Sean Ryan M.D.'s Record Release Authorization (Seq. 24 D) - **E. Savitt - S. Schwartz - P. Hasson.**
47. Leshar v. Montgomery Township - Plaintiff's Motion for Protective Order (Seq. 77) - **R. Bily - G. Knoell, III - T. Hartigan.**
48. Lopiccolo v. Ferguson - Motion and Stipulation to Dismiss Anna Lopiccolo (Seq. 33) - **D. Penna - P. DeVine.**
49. Main v. Main - Petition to Withdraw as Counsel (Seq. 36) - **J. Park.**
50. Martin v. Martin - Defendant's Motion to Compel More Specific Answers to Discovery (Seq. 148 D) - **E. Jarrell - R. Mennies - B. Lombardo.**
51. Matteo v. USAA Casualty Insurance Company - Defendant USAA Casualty Insurance Company's Motion to Compel Independent IME of Plaintiff With Terrence Malloy, M.D. (Seq. 24 D) - **R. Morris - J. Mayers - J. Barr.**
52. McKernan v. Meitner - Motion to Overrule Plaintiff's Objection to Subpoena Directed to Morris & Clemm (Seq. 22) - **M. Clemm - G. Hyman.**
53. McNabb v. Coletta - Motion to Compel Plaintiff's Answers to Defendant's Written Discovery (Seq. 7D) - **C. Giordano - G. Samms - K. Chanler.**
54. Menefee v. Senft - Motion to Compel Plaintiff's Interrogatories and Response to Request for Production of Document (Seq. 10 D) - **S. Lupin - A. Bullock.**
55. Mociak v. Sonny Scaffolds Inc. - Motion to Compel Plaintiff's Discovery (Seq. 6 D) - **T. Sacchetta**
56. Monaco v. Ravens Claw Golf Club - Motion to Compel Discovery Responses (Seq. 45 D) - **T. Wolpert - L. Hockman.**
57. Osborne v. Holy Redeemer Health System - Motion of Defendant Holy Redeemer Health, et al. to Compel Plaintiff's Responses to Defendant's Supplemental Interrogatories dated 11/4/13 to Plaintiff (Seq. 169 D) - **R. Cataldi - A. Romanowicz - J. Banonis.**
58. O'Shaughnessy v. Wegmans Food Markets, Inc. - Motion to Compel Plaintiff's Answers to Discovery (Seq. 7 D) - **C. O'Donnell - M. Riley.**
59. Othuon v. Dunbarothuon - Petition to Withdraw as Counsel (Seq. 17) - **L. Pauker.**
60. Pennsylvania Unemployment Compensation V. Payton - Petition for Issuance of Rule Why Satisfaction of Lien Should Not be Stricken and Lien Reinstated (Seq. 8).
61. Petrenko v. Pifani - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 9 D) - **M. Hanamirian - J. Herrmann.**
62. Piekarski v. Dowie - Plaintiff Michael Piekarski's Motion to Compel Responses to 2nd Request for Production of Documents (Seq. 49 D) - **E. Smith.**
63. Pierce v. Liss, M.D. - Motion to Compel Discovery (Seq. 68 D) - **R. Miller - J. Shusted - H. Stevens.**
64. Pierce v. Liss, M.D. - Motion to Compel Discovery (Seq. 69 D) - **R. Miller - J. Shusted - H. Stevens.**
65. Pierce v. Liss, M.D. - Motion to Compel Discovery (Seq. 70 D) - **R. Miller - J. Shusted - H. Stevens.**
66. Pierce v. Liss, M.D. - Motion to Compel Discovery (Seq. 71 D) - **R. Miller - J. Shusted - H. Stevens.**
67. Raza v. Williams - Motion to Modify Judgment (Seq. 5) - **M. Decktor.**
68. Reed v. Rosenberry - Petition to Withdraw as Counsel (Seq. 63) - **D. Schnarrs - N. Meter.**
69. Richardson v. Shertz ? Plaintiff's Motion to Compel Deposition of Defendant Jennifer Shertz (Seq. 22-D) - **J. Devine.**
70. Rothberg v. Oliver - Motion for Leave to Withdraw as Counsel for John T. Kohl (Seq. 104) - **V. Wilson - T. Reilly.**
71. Scheinfeld v. Ayoub - Motion to Compel Plaintiff's Interrogatories and Response to Request for Production of Documents (Seq. 8 D) - **M. Latzes - L. Borelli.**
72. Shin v. Ordonez - Motion to Consolidate (Seq. 26) Both Docket Numbers - **J. Orchinik - D. Bush.**
73. Singer v. Bentley - Defendant's Motion to Compel Authorization (Seq. 18 D) - **C. Culleton - J. Rubin.**
74. Smith v. Smith - Petition for Leave to Withdraw as Counsel (Seq. 24) - **D. Brown.**
75. Soll v. Hopkins - Plaintiff's Motion to Compel Defendant to Appear for Deposition (Seq. 31 D) - **M. Spigler - R. Mattingly.**
76. Steele v. Sheller - Petition to Withdraw as Counsel for Plaintiff (Seq. 92) - **W. Ahmad - D. Clifford.**
77. Stubbs v. Taggarts Automotive Service - Motion to Compel Discovery Requests (Seq. 25 D) - **N. Axe - J. Birmingham.**
78. Szymanik v. Holy Redeemer Hospital and Medical Center - Plaintiff's Motion to Compel Responses to Plaintiff's 26 September 2013 Discovery Requests (Seq. 58 D) - **J. Beasley - A. Romanowicz.**
79. Szymanik v. Holy Redeemer Hospital and Medical Center - Plaintiff's Motion to Compel Responses to Plaintiff's 26 September 2013 Discovery Requests (Seq. 59 D) - **J. Beasley - A. Romanowicz.**
80. Teltser v. Teltser - Petition to Withdraw as Counsel for Michael Teltser (Seq. 41) - **R. Rubin.**
81. Theerachanon v. Monarch Med Spa - Motion of Defendant Hove to Compel Plaintiff's Answers to Defendants Interrogatories (2nd Set), Expert Interrogatories and Request for Production of Documents (Seq. 2 D) - **T. Harrity - J. Bongiovanni.**
82. Theerachanon v. Monarch Med Spa - Plaintiff's Motion to Compel Defendants Hove for Complete Responses to Plaintiff's Interrogatories and Responses to Plaintiff's Request for Production of Documents (Seq. 1 D) - **T. Harrity - J. Bongiovanni.**
83. Trout v. BJ S Solid Gold, Inc. - Motion to Seal File (Seq. 13) - **W. Morrin - K. Kelly.**
84. Urquhart v. Urquhart - Petition to Withdraw as Counsel (Seq. 34) - **L. Pauker.**

85. Vann v. Lankenau Hospital - Motion to Compel Plaintiff to Answer Interrogatories, Request for Production of Document, Lien Interrogatories and Request for Production of Documents of Defendant (Seq. 18 D) - **J. Ryan.**
86. Wells Fargo Bank, N.A. v. Hillegass - Motion to Reassess Damages (Seq. 9 D) - **M. Wooters.**
87. Wells Fargo Bank, N.A. v. Hipwell - Motion to Compel (Seq. 36 D) - **R. Cusick - B. Hipwell.**
88. Wells Fargo Bank, N.A. v. Hipwell - Motion to Compel (Seq. 37 D) - **R. Cusick - B. Hipwell.**
89. Wells Fargo Bank, N.A. v. Miller - Motion to Reassess Damages (Seq. 9) - **A. Davis.**
90. Wells Fargo Bank, N.A. v. Muth - Motion to Reassess Damages (Seq. 9) - **M. Wooters.**
91. West v. Gerson - Plaintiff's Motion to Compel Depositions (Seq. 75 D) - **J. Beasley - D. Camhi - D. Ryan.**
92. West v. Gerson - Plaintiff's Motion to Compel Responses to Plaintiff's 19 September 2013 Discovery Requests (Seq. 74 D) - **J. Beasley - D. Camhi - D. Ryan.**
93. Wilimington Trust Company v. Unknown Heirs - Motion to Reassess Damages (Seq. 12) - **A. Zuckerman.**
94. Yellow Book Sales & Distribution v. Fry - Plaintiff's Motion to Compel Answer to Post Judgment Discovery (Seq. 41 D) - **R. Amato - M. Fry.**
95. Yellow Book Sales And Distribution v. Moldovsky - Plaintiff's Motion to Compel Answers to Discovery and Brief (Seq. 17 D) - **M. Lessa - A. Moldovsky.**
96. Young v. Kim - Motion of De Soo Kim M.D. And Colon and Rectal Associates to Compel Plaintiff's Depositions (Seq. 39 D) - **T. Hough - H. Hansen.**
97. Yu v. DSW, Inc. - Motion to Compel Written Discovery From Plaintiff (Seq. 1 D) - **R. Land - R. Siegel.**