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**SHERIFF'S SALES**

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on December 28, 2012 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on January 30, 2013 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 **EILEEN WHALON BEHR, SHERIFF.**

**First Publication**

00-00659

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Bryn Mawr, **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being the Southwest portion of Lot Number 14 on plan recorded at Norristown in Deed Book 307, Page 99.

BEGINNING at a point in the middle of Prospect Avenue at the distance of three-hundred ninety-eight feet and four-tenths of a foot Southwestwardly from the Southwest side line of Lancaster Avenue (as adopted for the Lincoln Highway); thence by the remaining portion of Lot Number 14 South forty-one degrees, thirty minutes East, passing through the middle of the partition wall separating the house on these premises from the house adjoining on the Northeast one-hundred four feet and sixteen one-hundredths of a foot; thence by land formerly of Alexander Johnson and others South forty-eight degrees, fifty-six minutes West, twenty-five feet and one-tenth of a foot; thence by Lot Number 16 North forty-one degrees, thirty minutes West, one-hundred three feet and ninety-seven one-hundredths of a foot; thence along the middle line of Prospect Avenue North forty-eight degrees, thirty minutes East, twenty-five feet and one-tenth of a foot to the place of beginning.

BEING the same premises which Cepha E. Thornton, widow, by Deed dated December 18, 1989, and recorded on December 21, 1989, in Montgomery County Record Book 4933, at Page 1216 granted and conveyed to Elizabeth J. Fisher. Parcel Number: 40-00-48028-00-1.

Location of property: 33 Prospect Avenue, Lower Merion Township, County of Montgomery, PA.

The improvements thereon are: Semi-detached, three story, single family, residential dwelling..

Seized and taken in execution as the property of **Elizabeth J. Fisher** at the suit of Manufacturers and Traders Trust Company, as Trustee on Behalf of the Holders of The ContiMortgage Home Equity Loan Trust 1995-4 Certificates, Successor to ContiMortgage Corporation. Debt: \$133,135.03.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF.**

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

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05-09209

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of subdivision made for Mangers Mill Estates by Chambers Associates, Inc., Villanova, Pennsylvania dated 9/25/1998 and last revised 2/26/1999 and recorded in Plan Book A-58, Page 238, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Butternut Drive a corner of this and Lot #28 on the above mentioned plan; thence extending along said drive along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 196.35 feet to a point of tangent a corner of Lot #30 on the above mentioned plan; thence extending along Lot #30 South 55 degrees, 17 minutes, 30 seconds East, 125.00 feet to a point a corner of Lot #28 aforesaid; thence extending along Lot #28 South 34 degrees, 42 minutes, 30 seconds West, 125.00 feet to a point on the aforesaid side of Butternut Drive the first mentioned point and place of beginning.

BEING Lot #29 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Octavia Louise Durham, a/k/a L. Octavia Durham by Deed from Renovations by Ofsign, Inc., a Pennsylvania Corporation dated 12/7/00, recorded 12/20/00 in Deed Book 5343, Page 1115. Parcel Number: 60-00-00060-11-4.

Location of property: 1517 Butternut Drive, n/k/a 117 Butternut Drive, Upper Pottsgrove, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Octavia Louise Durham, a/k/a L. Octavia Durham** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A, Asset-Backed Certificates, Series 2001-A. Debt: \$207,161.09.

**Paige M. Bellino**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF.**

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

08-09842

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Glenside, in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made for William R. Banford, et ux., by Charles F. Mebus, Registered Engineer, Glenside, Pennsylvania, dated 12/1/36 and 4/13/37, as follows, to wit:

BEGINNING at a point on the Northwestern side of Central Avenue (50 feet wide) at the distance of one hundred twenty feet measured South thirty-seven degrees, twelve minutes West along the said side of Central Avenue from a stone at an angle in the said Central Avenue, which stone or angle is at the distance of one hundred sixty-nine and forty-eight one-hundredths feet measured South seventy-nine and forty-two minutes West along the said side of Central Avenue from a stone at the intersection with the Southwesterly side of Limekiln Turnpike (50 feet wide); thence extending North fifty-two degrees, forty-eight minutes West partly passing through the bed of a joint driveway and through the garage party wall between these premises and the premises adjoining to the Northeast one hundred forty-five feet to a point; thence extending South thirty-seven degrees, twelve minutes West, forty feet to a point; thence extending South fifty-two degrees, forty-eight minutes East, one hundred forty-five to a point on the said side of Central Avenue; thence extending along the said side of Central Avenue North thirty-seven degrees, twelve minutes East, forty feet to the first mentioned point and place of beginning.

BEING Lot No. 76 on Plan of Lots of William Penn Real Estate Company, recorded at Norristown in the Office of Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 349, Page 500, and being know as 136 (formerly 38) Central Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the above drive as and for a passageway and driveway at all times hereafter, forever, in common with the tenants and occupiers of the premises adjoining to the Northeast.

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

TITLE TO SAID PREMISES IS VESTED IN Dennis Trainer and Andrea Antonette Trainer, by Deed from John T. Brady and Linda M. Haughton, dated 08/31/2005, recorded 02/02/2006, in Deed Book 5589, Page 123.

Parcel Number: 30-00-07240-00-2.

Location of property: 136 Central Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis Trainer and Andrea Antonette Trainer** at the suit of Deutsche Bank, National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT3 Mortgage Pass-Through Certificates, Series 2006-OPT3. Debt: \$373,578.09.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

08-16631

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Property of George Fad made on October 11, 1952, revised July 14, 1953, by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania, and recorded in Deed Book 1789, Page 601, as follows, to wit:

BEGINNING at a point on the Northerly side of Stuart Lane (as laid out 50 feet in width) said point of beginning being located as follows:

BEGINNING on the Northerly side of Stuart Lane aforesaid at a point of tangency of the radial round corner connecting the Easterly side of Ambler Road (as laid out 45 feet in width) and the said Northerly side of Stuart Lane; thence along said side of Stuart Lane, North 75 degrees, East 70.33 feet; thence still along the Northerly side of Stuart Lane and along the arc of a curve bearing to the right in a generally Southeasterly direction with a radius of 350 feet the arc distance of 100.89 feet; thence still along said side of Stuart Lane, South 89 degrees, 29 minutes, 7.75 feet to the above mentioned point and place of beginning, said point being a corner of this and Lot No. 25 on the aforesaid plan; thence along Lot No. 25 the two following courses and distances, to wit: (1) North 01 degree, 31 minutes East, 166.67 feet; and (2) North 12 degrees, 55 minutes West, 172.75 feet to a point in the center line of a 40 feet wide right-of-way for Township Drainage; thence along said center line of said right-of-way and along the rear line of Lots No. 5 and No. 6 on said plan, North 89 degrees, 44 minutes East, 51.24 feet to a point a corner of this and Lot No. 27 on the aforesaid plan; thence along the said Lot No. 27 the two following courses and distances, to wit: (1) South 12 degrees, 55 minutes East, 207.79 feet; and (2) South 01 degree, 31 minutes West, 134.12 feet to the Northerly side of Stuart Lane, North 88 degrees, 29 minutes West, 60.00 feet to the point and place of beginning.

BEING Lot Number 26 on the aforesaid plan.

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

TITLE TO SAID PREMISES IS VESTED IN Alberto Pileggi, by Deed from Rita S. Breedlove, dated 03/29/2006, recorded 06/28/2006 in Book 5608, Page 506.

Parcel Number: 54-00-14455-00-8.

Location of property: 406 Stuart Lane, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alberto Pileggi** at the suit of U.S. Bank National Association as Trustee for RASC 2006-EMX4. Debt: \$257,520.59.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

08-30342

ALL THAT CERTAIN tract or lot of land, unimproved, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plans thereof prepared by Thomas H. Williams R.P.E. dated July 31, 1953 more or fully described as follows to wit:

BEGINNING at a stake at the intersection of the center line of Wells Street (40 feet wide) and the center line of Hillcrest Avenue (40 feet wide); thence along said Hillcrest Avenue (a portion of which is unopened) North 15 degrees, 00 minutes West, 556.35 feet to a stake in the center line of Hillcrest Avenue extended; thence along other land of grantor North 72 degrees, 28 minutes East, 100 feet to a stake in line of land belonging to the Philadelphia Electric Company; thence along said last mentioned land South 12 degrees, 43 minutes East, 565 feet to a stake in the center line of Wells Street extended (unopened) and a corner of other lands of which this was a part; thence along said grantor's land South 77 degrees, 42 minutes West, 78.29 to the first mentioned point and place of beginning.

CONTAINING 1.146 acres of land, be the same more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all that certain tract or piece of land, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania as shown on plan of survey by John V. Hoey, Registered Engineer, dated September 26, 1957 and bounded and described as follows:

BEGINNING at a point which is the intersection of the center lines of Wells Street (40 feet wide) and Hillcrest Avenue (40 feet wide); thence North 15 degrees, West along center line of Hillcrest Avenue, for a distance of 222.5 feet to a point, a corner; thence North 75 degrees, East, along other lands of Swanson of which this is now a part, for a distance of 87.21 feet to a point a corner; thence South 12 degrees, 43 minutes East along lands of the Philadelphia Electric Company for a distance of 226.35 feet to a point in the center line of Wells Street extended; thence South 77 degrees, 42 minutes West along center line of Wells Street for a distance of 78.29 feet to the point of beginning.

BEING the same premises which Nicholas James Rambo, by Deed dated 12-02-05 and recorded 12-21-05 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5583, Page 2471, granted and conveyed unto John Laporte and Elizabeth Laporte, as Tenants by Entireties, their heirs and assigns.

Parcel Number: 65-00-05653-00-6.

Location of property: 249 Hillcrest Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth Laporte and John Laporte** at the suit of LaSalle Bank, N.A., as Trustee for the MLM1 Trust 2007-HE3. Debt: \$606,214.81.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

08-35237

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Final Subdivision Plan of V.C. Finisdore, Inc., made by Yerkes Associates Inc., Consulting Engineers, Bryn Mawr, Pennsylvania, dated November 27, 1974, revised March 28, 1978, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery in Plan Book B-34, Page 31, and last revised June 27, 1979, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maplewood Avenue (right-of-way forty-seven feet wide), a corner of Lot 8 as shown on said plan; thence along the said side of Maplewood Avenue on the arc of a circle curving to the left, having a radius of forty six and forty one-hundredths feet, the arc distance of twenty feet and sixty eight one-hundredths of a foot to a point, a corner of lands now or late of John Boardman, et ux.; thence along said land and partly along lands now or late of George Greenspan, et ux., North sixty-one degrees, forty-nine minutes, forty-five seconds West, two hundred fourteen and five one-hundredths feet to an iron pin (set), a corner of Lot 1; thence along Lots 1, 2, 3, 4, and 5, the four following courses and distances: (1) North twenty-eight degrees, ten minutes, fifteen seconds East, one hundred forty feet to a point; (2) North thirty-seven degrees, thirteen minutes West, twenty-four and one-hundredths feet to a point; (3) North twenty-eight degrees, ten minutes, fifteen seconds East, partly through the bed of a thirty feet wide easement for constructions and maintenance of a sanitary sewer, crossing an existing macadam drive (to be abandoned), and crossing a proposed drive easement, one hundred eighty-seven and forty-nine one-hundredths feet to a point; and (4) South seventy-six degrees, fifty-four minutes, forty seconds East, crossing another proposed drive easement one hundred feet and eighty-three one-hundredths of a foot to a point in line of lands now or late of the Township of Lower Merion; thence along said lands, South five degrees, twenty-four minutes East, one hundred sixteen and seventy one-hundredths feet to a point, a corner of Lot 7; thence along Lot 7, the four following courses and distances: (1) South eighty-four degrees, thirty-six minutes West, crossing an existing macadam drive, thirty-seven and fifty one-hundredths feet to a point; (2) South twenty one degrees, thirty-seven minutes, twenty seconds West, sixty-one and twenty-six one-hundredths feet to a point; (3) South eighty-four degrees, thirty minutes West, sixty-two and fifty one-hundredths feet to a point; and (4) South fifteen degrees West, forty-one and forty-six one-hundredths feet to a point, a corner of Lot 8; thence along Lot 8, the three following courses and distances: (1) North sixty-one degrees, forty-nine minutes, forty-five seconds West, fifty-three and twenty-two one-hundredths feet to a point; (2) South twenty-eight degrees, ten minutes, fifteen seconds West, ninety feet to a point; and (3) South sixty-one degrees, forty-nine minutes, forty-five seconds East, one hundred ninety eight and fifty-six one-hundredths to the point and place of beginning.

BEING Lot 6 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of existing macadam drive over Lot 7 and subject to the proportionate part of the and keeping said driveway in good order and repair.

ALSO TOGETHER with the free and common use of a certain easement and right-of-way as set forth in a certain Declaration of Easement and rights-of-way of V. C. Fialadore, Inc. dated the 15th day of June 1979 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4429, Page 227 et al. subject to the proportionate part of the maintenance of keeping said driveway in good order and repair.

ALSO TOGETHER with the free and uninterrupted use, right, liberty and privilege of certain forty feet wide street, to be laid out across the land of Christian C. Caterman of and Johanna Harrah, his wife, parallel with the abutting on the line of the property of the said Belmont Driving Park and connection the tract herein conveyed with a proposed forty-feet wide street extending from the junction of Montgomery Avenue and Meeting House Lane, North twenty-eight degrees, six minutes East, to the line of the property of the said Belmont Driving Park.

BEING the same premises which Anthony Petito, by Deed dated 02/09/06 and recorded 03/13/06 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5593, Page 876, granted and conveyed unto Anthony Petito.

Parcel Number: 40-00-35180-40-2.

Location of property: 383 Maplewood Avenue, Merion Station, PA 19066.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anthony R. Petito** at the suit of Deutsche Bank National Trust Company, as Trustee for the MLM1 Trust, Series 2007-MLN1. Debt: \$911,135.00.

**Joshua I. Goldman**, Attorney. I.D. #205047

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-09923

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

BEGINNING at a point a corner on the Northwest side of Arch Street 168 feet Northeasterly from the North corner of Arch and Summit Streets in said Borough; thence at right angles to said Arch Street, the line passing through the middle of the partition wall between the dwelling house erected upon this and the adjoining lot belonging to now or late of George C. Morgan, Northwesterly 111.5 feet to Morgan Avenue (opened 20 feet); thence along the Southeast side of said alley parallel to the said Arch Street Northeasterly 24 feet to a corner; thence along another lot belonging to now or later of Edward E. Long and at right angles to the said Arch Street Southeasterly 111.5 feet to Arch Street aforesaid; and thence along the Northwest side thereof Southwesterly 24 feet to the place of beginning.

BEING the same premises which Cheri Williams a/k/a Cheri Robinson, by Deed dated October 18, 2006, and recorded in the Recorder of Deeds Office of Montgomery County on October 30, 2006, at Deed Book Volume 5622, Page 398, granted and conveyed unto Brandon Robinson and Cheri Robinson.

Parcel Number: 13-00-02540-00-3.

Location of property: 1539 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cheri Robinson and Brandon Robinson** at the suit of IB Property Holdings, LLC. Debt: \$223,457.98.

**Matthew R. Lubniewski**, Attorney. I.D. #208244

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-14828

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described to a plan of subdivision made for Donald Wardle by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated August 30, 1985 and recorded in Plan Book A-47, Page 110, as follows, to wit:

BEGINNING at a point on the title line in the bed of Warner School Road, (various widths) said point being a corner of this lot and lot 2 on the above mentioned plan; thence from said point and along the title in the bed of Warner School Road South 34 degrees, 28 minutes, 30 seconds East, 205.00 feet to a point a corner of lands of Donald W. Wardle; thence along the same South 55 degrees, 31 minutes, 30 seconds West, crossing the ultimate right-of-way line of Warner School Road, 328.09 feet to a point, a corner of Lot 4 on the above mentioned plan; thence along the same North 34 degrees, 28 minutes, 30 seconds West, 205.00 feet to a point a corner of Lot 3 on the above mentioned plan; thence along the same and Lot 2 North 55 degrees, 31 minutes, 30 seconds East recrossing the ultimate right-of-way line of Warner School Road 329.48 feet to a point and place of beginning.

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

BEING known as Lot Number 1, as shown on the abovementioned plan.

BEING the same premises which Michael R. Wetzel and Dona L. Wetzel, husband and wife, by Deed dated July 8, 1987 and recorded July 30, 1987, in Montgomery County, in Deed Book 4846, Page 224, granted and conveyed unto Richard P. Schuler, Jr. and Sharon R. Schuler, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Richard P. Schuler, Jr. and Sharon R. Schuler, h/w, by Deed from Michael R. Wetzel and Dona L. Wetzel, h/w, dated 07/08/1987, recorded 07/30/1987 in Book 4846, Page 224.

Parcel Number: 57-00-03565-00-5.

Location of property: 2256 Warner School Road, East Greenville, PA 18041-2110.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sharon R. Schuler and Richard P. Schuler, Jr.** at the suit of HSBC Bank USA, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of December 1, 2006, Fremont Home Loan Trust 2006-E. Debt: \$301,845.79.

**Salvatore Carollo**, Attorney. I.D. #311050

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-15849

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision, Site Plan and Plan of Survey Lots 34, 34A and 35 Subdivider, James M. Bowe, 1201 Hunter Drive, Blue Bell, Pennsylvania made by Brandford Associates, Land Surveyors, N.J. License No. 24192 signed by Philip S. Shapiro, Land Surveyor, 105 Ford Avenue, Voorhees, N.J. 08043, dated 7/12/1983 and recorded in the recorder of Deeds Office on 11/4/1983 in Plan Book A-45, Page 93, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sixteenth Avenue (sixty feet right-of-way line), said point being measured North forty-nine degrees, fifty-four minutes, no seconds West, one-hundred and seven feet from the Northwesternly side of Butler Pike (one-hundred right-of-way line) (also known as Fayette Street) (LR46110); thence extending from said point of beginning along Lots Numbers 34 and 35 as shown on the above mentioned plan South forty degrees, six minutes, no seconds West, one hundred and twelve and five-tenths feet to a point a corner of part of lands now or late of James H. Dougherty and Jane S. Dougherty; thence extending along part of the aforesaid lands North forty-nine degrees, fifty-four minutes, no seconds West, seventy-nine feet to point a corner of part of lands now or late of James M. and Elizabeth Bowe; thence extending along part of the aforesaid lands North forty degrees, six minutes, no seconds East, one hundred twelve and five-tenths feet to a point on the aforesaid Southwesterly side of Sixteenth Avenue; thence extending along the aforesaid Southwesterly side of Sixteenth Avenue South forty-nine degrees, fifty-four minutes, no seconds East, seventy-nine feet to the first mentioned point and place of beginning.

BEING known as Lot Number 34-A as shown on mentioned plan.

TOGETHER with the right of ingress and egress over a certain unopened street known as Sixteenth Avenue.

BEING the same premises which Jane Dougherty and Megan Dougherty by Deed dated May 24, 1988 and recorded May 26, 1988 in the Office of the Recorder of Deeds, in and for the County of Montgomery and Commonwealth of Pennsylvania in Deed Book 4874, Page 593, granted and conveyed unto Bowe Holding Company, Inc.

Parcel Number: 49-00-11763-00-5.

Location of property: 1600 Sixteenth Avenue a/k/a 1600 Fayette Street, Conshohocken, PA 19428.

The improvements thereon are: Repair shop or garages.

Seized and taken in execution as the property of **Bowe Holding Company, Inc.** at the suit of VIST Bank, formerly Madison Bank, a Division of VIST Financial. Debt: \$175,739.08.

**Matthew M. Mayer**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-16561

ALL THAT CERTAIN lot or piece of ground, with the one-half of a twin dwelling erected thereon, situate on the Southeasterly side of Washington Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being known as Lot No. 11 on a plan of lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer, on plan dated June 23, 1967, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Washington Street (45 feet wide) said point of beginning being measured the two following courses and distances from a point of curvature on the Northeasterly side of Butler Avenue: (1) along the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Washington Street; and (2) North 42 degrees, 17 minutes, 30 seconds East, 51.50 feet to the first mentioned point and place of beginning; thence along said side of Washington Street, North 42 degrees, 17 minutes, 30 seconds East, 30.69 feet to a point a corner of Lot No. 12; thence extending along Lot No. 12 and passing through the party wall of the twin dwelling erected on the herein described premises and on Lot No. 12, South 47 degrees, 42 minutes, 30 seconds East, 100.00 feet to a point in line of Lot No. 15, South 42 degrees, 17 minutes, 30 seconds West, 30.69 feet to a corner of Lot No. 10, North 47 degrees, 42 minutes, 30 seconds West, 100.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Heather Quiles, by Deed from Joseph B. Lascik and Katielynn D. Lascik, dated 10/31/2006, recorded 05/18/2007 in Deed Book 5647, Page 2205.

Parcel Number: 16-00-32068-00-1.

Location of property: 460 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heather Quiles** at the suit of Bank of America, National Association, as Successor by Merger to LaSalle Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated January 1, 2007, GSAMP Trust 2007-H1. Debt: \$169,736.30.

**Harry B. Reese**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-26715

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 Southeasterly side of Astor Street at the distance of 40.00 feet measured Northeastwardly from the Easterly corner of Astor and Airy Streets, a corner of land owned by Dr. George W. Stein; thence along the said side of Astor Street North 41 degrees, 00 minutes East, 19.00 feet to a corner of land of Joseph H. High; thence by the same, South 49 degrees, 00 minutes East, 88.00 feet more or less to a line of land of The Stony Creek Railroad Company; thence along the same South 64 degrees, 27 minutes West, 21.00 feet to the said line of Dr. George W. Stein; thence by the same North 60 degrees, 31 minutes West, 78.00 feet to Astor Street, the first mentioned point and place of beginning.

BEING the same premises which David M. Sereny by Deed dated 04/26/2006 and recorded 05/23/2006 in Montgomery County in Deed Book 5601, Page 2647 granted and conveyed unto Melanie E. Lamar and Ronald W. Lamar. Parcel Number: 13-00-02636-00-6.

Location of property: 510 Astor Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Melanie E. Lamar and Ronald W. Lamar** 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: \$184,294.18.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-27770

ALL THAT CERTAIN tract or piece of land, situate in the Village of Niantic, in **Douglass Township**, County of Montgomery and State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a stone corner in a public road and in a line of Christ Church Grave Yard or Church Lot; thence along said road North thirty-seven degrees and three quarters East, seven perches and forty-eight hundredths to a stone in a cross road; thence along said road by land of Samuel Christman and Edward Huber South fifty-two degrees and a quarter East, eleven perches to a stone corner in said road in a line of a ten foot alley; thence South thirty-seven degrees and three quarters West, seven perches and forty-eight hundredths to a stone corner of a lot lately sold to Wilson B. Fegley; thence by the same North fifty-two degrees and a quarter West. eleven perches to the place of beginning.

CONTAINING eighty perches.

BEING the same premises which Roberta Robey Warren by Deed dated 9/30/2004 and recorded 11/9/2004 in Montgomery County in Deed Book 05532, Page 0648, Instrument #2004218742 granted and conveyed unto David J. McClure and Susan J. McClure, husband and wife.

Parcel Number: 32-00-01192-00-9.

Location of property: 359 Congo Niantic Road, Barto, PA 19504.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Susan J. McClure and David John McClure** at the suit of Deutsche Bank, National Trust Company, as Trustee for the Certificateholders of Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2007-MLN1 a/k/a Deutsche Bank National Trust Company as Trustee for the MLM1 Trust Series 2007-MLN1. Debt: \$259,722.31.

**David Fein**, Attorney, I.D. #82628

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-29989

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lots Nos. 91 and 92 on a certain plan of lots of West Willow Grove and recorded in Norristown in Deed Book 544, Page 500: described together as one lot thereto, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road at the distance of 3-30.39 feet Southeastwardly from the Southwesterly side of Montgomery Avenue; thence extending Southeastwardly on a line parallel with said Montgomery Avenue 168.52 feet to a point; thence extending Southwestwardly along a line at right angles to said Montgomery Avenue, 50 feet to a point; thence extending Northwestwardly on a line parallel to said Montgomery Avenue, 170.81 feet to a point on the Southeasterly side of Fitzwatertown Road; thence extending Northeastwardly along the said side of Fitzwatertown Road, 50.05 feet to a point of place of beginning.

ALSO ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania being Lots No. 93 and 94 on a certain plan of lots of West Willow Grove recorded at Norristown in Deed Book 544, Page 500, described together as one lot thereto, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road at the distance of 280.33 feet Southwestwardly from Southwesterly side of Montgomery Avenue; thence extending Southeasterly on a line parallel with said Montgomery Avenue 166.24 feet to a point; thence extending Southwestwardly along a line at right angles to said Montgomery Avenue 50 feet to a point; thence extending Northwestwardly on a line parallel to said Montgomery Avenue 168.52 feet to a point on the Southeasterly side of Fitzwatertown Road, 50.06 feet to a point or place of beginning.

BEING the same premises which Crista Lowrie now known as Crista Boyle, by Deed dated 4/16/2004, recorded 11/16/2004 in Montgomery County in Deed Book 5532, Page 2766 conveyed unto Crista Boyle, in fee.

TITLE TO SAID PREMISES IS VESTED IN by David Householder and Cheryl Feliciano, Joint Tenants, as Tenants in Common Deed from Crista Lowrie, now known as Crista Boyle dated 9/29/2006, recorded 11/6/2006 in Deed Book 5623, Page 672.

Parcel Numbers: 30-00-21244-00-2 (1809) and 30-00-21241-00-5 (1811).

Location of property: 1809-1811 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Householder and Cheryl Feliciano** at the suit of HSBC Mortgage Services, Inc. Debt: \$306,275.11.

**Kassia Fialkoff**, Attorney. I.D. #310530

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-32009

ALL THAT CERTAIN property, situated in **Jenkintown Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 07/22/2003 and recorded 09/18/2003, among the land records of the County and State set forth above, in Deed Volume 547 and Page 1354.

ALSO described as:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan Referred to as Beaver Hill Condominium, located in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania, which has therefore been submitted to the provisions of the unit property act of Pennsylvania, Act of 7/3/1963 P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania of a Declaration dated 2/11/1980 and recorded 2/11/1980 in Deed Book 4500, Page 332; First Amendment thereto recorded in Deed Book 4575, Page 390, Second Amendment thereto recorded in Deed Book 4575, Page 435, Third Amendment thereto recorded in Deed Book 4597, Page 507, Fourth Amendment thereto recorded in Deed Book 5057, Page 1093, Fifth Amendment thereto recorded in Deed Book 5107, Page 158 and Declaration Plan recorded in Condominium Plan Book 7, Page 53 and amended by First Amendment thereto recorded in Condominium Plan Book 8, Page 61 and Code of Regulations recorded in Deed Book 4500, Page 385 and First Amendment to Code of Regulations thereto recorded in Deed Book 4575, Page 429 and Second Amendment thereto recorded in Deed Book 4870, Page 1588, Third Amendment thereto recorded in Deed Book 5080, Page 32, Fourth Amendment thereto recorded in Deed Book 5107, Page 155 and being and designated on Declaration Plan as Unit 327-N as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (as defined in such Declaration) of .223901 %.

BEING the same premises which Harris M. Levy, Executor of the Estate of Ethel S. Levy, Deceased by Deed dated 7/22/03 and recorded 9/18/03 in Montgomery County in Deed Book 5473, Page 1354 granted and conveyed unto Betty Jean Waters.

Parcel Number: 10-00-04692-99-5.

Location of property: 100 West Avenue, Condominium #327-N, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Betty Jean Waters** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders CWALT, Inc., Alternative Loan Trust 2007-HY7C Mortgage Pass Through Certificates, Series 2007-HY7C. Debt: \$231,811.34.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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09-34272

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Perkiomen Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of the Maple Hill Development recorded 1/3/1975 in Plan Book A-23, Page 37, as follows, to wit:

BEGINNING at the Northwestly corner of Lot No. 194, being 5.00 feet from the front of the building thereon erected and being the Southwesterly corner of Lot No. 195; thence extending from said point of beginning and along Lot No. 195 and through the party wall (the depth of this lot), the three (3) following courses and distances: (1) North 82 degrees, 16 minutes and 00 seconds East, 5.00 feet to a point (the front of the unit); (2) North 82 degrees, 16 minutes, 00 seconds East, 42.53 feet

to a point (the back of the unit); and (3) North 82 degrees, 16 minutes, 00 seconds East, 17.00 feet to a point; thence extending South 07 degrees, 44 minutes, 00 seconds East, 19.71 feet to a point (the back of the lot); thence extending along Lot No. 193 and through the party wall (the depth of the lot), the five (5) following courses and distances: (1) South 82 degrees, 16 minutes, 00 seconds West, 25.00 feet to a point (the back of the unit); (2) South 07 degrees, 44 minutes, 00 seconds East, 03.2 feet to a point; (3) South 82 degrees, 16 minutes, 00 seconds West, 26.33 feet to a point; (4) South 07 degrees, 44 minutes, 00 seconds East, 0.47 feet to a point (the front of the unit); and (5) South 82 degrees, 16 minutes, 00 seconds West, 13.20 feet to a point; thence extending North 07 degrees, 44 minutes, 00 seconds West, 20.50 feet (the front of lot), to the first mentioned point or place of beginning.

CONTAINING 0.02963 acres or 1,290.68 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Michelle McManus, by Deed from Gerald Farmer and Sherry G. Farmer, dated 04/25/2006, recorded 05/08/2006 in Book 5600, Page 1.

Parcel Number: 48-00-01418-04-6.

Location of property: 244 Lexington Road, Schwenksville, PA 19473-1204.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Michelle McManus** at the suit of Wells Fargo Bank, N.A. Debt: \$185,861.29.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

09-38525

ALL THAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey thereof, made by Myers Richardson Associates, Civil Engineers, as follows:

BEGINNING at a point on the Southwest side of Twelfth Avenue (80 feet wide) at the distance of 473 feet Southeasterly from the Southeast side of Jones Street (66 feet wide); thence extending along said Southwest side of Twelfth Avenue, Southeasterly 20.5 feet to a point a corner of premises commonly known as 449 Twelfth Avenue; thence extending along said premises Southwesterly 108.4 feet to a point on the Northeast side of an alley 20 feet in width; thence extending along Northeast side of said alley Northwesterly 20.5 feet to a point a corner of premises commonly known as 445 East Twelfth Avenue; thence extending along said premises Northeasterly the line for a portion of the distance passing through the center of the partition wall dividing the house erected on these premises from the house erected on the adjoining premises 108.4 feet to the first mentioned point and place of beginning.

BEING the same premises which Gary McCurdy and Kathleen McCurdy, by Deed dated 11/16/06 and recorded 04/23/08, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5690, Page 378, granted and conveyed unto Vincent Craven.

Parcel Number: 05-00-11592-00-4.

Location of property: 447 East 12th Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vincent Craven** at the suit of JP Morgan Chase Bank, N.A., as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation Acting as Receiver, f/k/a Washington Mutual Bank, F.A. Debt: \$253,140.43.

**David Fein**, Attorney. I.D. #82628

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

09-41933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of "RiverCrest Phase II", prepared by Eastern States Engineering, dated June 25, 2003, last revised August 5, 2004, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 23, Pages 447 (being the "Overall Master Plan" of "River Crest Phase II", dated August 5, 2004), 448, 449, 450, 451, 452, 453 and 454 (being Sheets 1, 2, 3, 4, 5, 6 and 7 of Final Record Plan), as follows, to wit:

BEGINNING at a point on the Southeasterly side of Goldfinch Circle (Private 50.00 feet wide right-of-way), at a corner of Lot Number 14, as shown on said Plan and which point is measured the three following courses and distances from a point of curve, marked by a concrete monument on the Northeasterly side of Partridge Way (Private 50.00 feet wide right-of-way), viz: (1) leaving the said Northeasterly side of Partridge Way on the arc of a curve, curving to the right, having a radius of 20.00 feet, the arc length of 28.98 feet to a point of tangent, marked by a concrete monument on the said Southeasterly side of Goldfinch Circle; (2) thence extending North 57 degrees, 53 minutes, 09 seconds East, along the said Southeasterly side of Goldfinch Circle, the distance of 81.49 feet to a point of curve, marked by a concrete monument on the said; and (3) thence extending Northeasterly along the said Southeasterly side of Goldfinch Circle, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 122.70 feet to the point of beginning; thence extending from said point of beginning in a Northeasterly to Northwardly to Northwestwardly direction, along the Southeasterly, Easterly and Northeasterly sides of Goldfinch Circle, aforesaid,



on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 100.00 feet, to a point, a corner of Lot Number 12, as shown on said plan; thence extending North 74 degrees, 58 minutes, 17 seconds East, along Lot Number 12, the distance of 256.11 feet to a point, a corner in line of Lot Number 98, as shown on said plan; thence extending South 44 degrees, 35 minutes, 18 seconds East, along Lot Number 98, the distance of 56.67 feet to a point on the Northwesterly side of Golf Club Drive (as laid out and designated on said plan); thence extending South 36 degrees, 15 minutes, 23 seconds West, along the said Northwesterly side of Golf Club Drive, the distance of 218.14 feet to a point, a corner of Lot Number 14, aforesaid; thence extending North 72 degrees, 17 minutes, 17 seconds West, along Lot Number 14, the distance of 168.42 feet to the first mentioned point on the said Southeasterly side of Goldfinch Circle and place of beginning. The fifty feet adjacent to Lot Number 98, aforesaid, and the twenty-five feet adjacent to Golf Club Drive, aforesaid, being the bed of that certain Landscape Easement, as shown on said plan.

BEING Lot Number 13, Phase I of "RiverCrest Phase II", as shown on the above mentioned plan.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of RiverCrest, a Planned Community, dated May 22, 2002, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5410, Page 2428 &c., with that certain Amended and Restated Declaration of RiverCrest, a Planned Community, dated June 11, 2003, recorded as aforesaid with the Second Amendment to Declaration of RiverCrest, a Planned Community, dated June 11, 2003, in Deed Book 5460, Page 1 &c., and with at this time subsequent recordings up to and including a Twenty-First Amendment to Declaration of RiverCrest, a Planned Community, dated March 14, 2006, recorded as aforesaid, in Deed Book 5594, Page 2683 &c., and all other Amendments and/or Supplements to the aforesaid Declaration, as Amended and Restated, as the same may and/or will be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski and Danielle Zielinski, h/w, by Deed from Toll PA VI, L.P., dated 05/04/2006, recorded 05/10/2006 in Book 5600, Page 781.

Parcel Number: 61-00-02187-12-8.

Location of property: 65 Goldfinch Circle, Phoenixville, PA 19460-1001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski and Danielle Zielinski** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-AR6. Debt: \$759,980.65.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-01080

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

BEGINNING at an iron pin in the middle of Main Street, a corner of this and land now or late of Lewis E. Frick; thence by said land of Lewis E. Frick South 04 degrees, 30 minutes West, 150.00 feet to a point, a corner of this and Lot Number 13 on a plan of lots laid out by Linfield Improvement Company; thence along said Lot Number 13 North 85 degrees, 30 minutes West, 50.00 feet to a point, a corner of this and Lot Number 2 belonging now or late to said Linfield Improvement Company; thence along said Lot Number 2 North 04 degrees, 30 minutes East, 150.00 feet to the center line of said Main Street; thence along the center line of said Main Street South 85 degrees, 30 minutes East, 50.00 feet to the first mentioned iron pin and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Nagrant and Essence Nagrant, a/k/a Essence Wiley, husband and wife, by Deed from Brenda J. Craner dated March 23, 2004 and recorded April 5, 2004 in Deed Book 05502, Page 0841, Instrument #2004067624.

Parcel Number: 37-00-02767-00-4.

Location of property: 1253 Main Street, Linfield, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Essence Nagrant a/k/a Essence Wiley and David Nagran** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Certificateholders CWT, Inc., Alternative Loan Trust 2005-80CB Mortgage Pass-Through Certificates Series 2005-80CB. Debt: \$184,587.22.

**Margaret Gairo**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-01328

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Souderton Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision prepared for "Parkplace - Phase I" by Urwiler and Walter, Inc., dated September 24, 1990, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-55, Page 181, as follows, to wit:

BEGINNING at a point on the Easterly side of Parkview Drive (50 feet wide) at a corner of Lot No. 107 as shown on said plan and which point is measured the 3 following courses and distances from a point of curve on the Southeasterly side of Green Street (S. R. 1011) (as laid out on said plan) viz: (1) leaving the said Southeasterly side of Green Street on the arc of a curve curving to the left having a radius of 25.00 feet the arc length of 39.27 feet to a point of tangent on the said Easterly side of Parkview Drive; (2) thence extending South 19 degrees, 15 minutes, 13 seconds West along the said Easterly side of Parkview Drive the distance of 22.15 feet to a point a curve on the same; and (3) thence extending

Southwardly along the said Easterly side of Parkview Drive, on the arc of a curve curving to the left having radius of 60.00 feet, the arc length of 32.01 feet to a point of beginning; thence extending from said point of beginning, North 83 degrees, 17 minutes, 33 seconds East along Lot No. 107 aforesaid also for a portion of the distance extending through a certain party wall as shown on said plan and also crossing over a certain 20 feet wide storm sewer easement as shown on said plan the distance of 129.50 feet to a point, a corner in line of lands now or late of Harbert Associates, as shown on said plan; thence extending South 33 degrees, 33 minutes, 41 seconds East along lands of Harbert Associates, the distance of 16.67 feet to a point a corner of Lot No. 105 as shown on said plan; thence extending South 56 degrees, 26 minutes, 19 seconds West along Lot No. 105 and also recrossing the aforesaid 20.00 feet wide storm sewer easement the distance of 120.00 feet to a point on the Northeasterly side of Parkview Drive aforesaid; thence extending North 33 degrees, 33 minutes, 41 seconds West, along the said Northeasterly and Easterly sides of Parkview Drive, on the arc of a curve curving to the right having a radius of 60.00 feet, the arc distance of 23.30 feet to the first mentioned point on the said Easterly side of Parkview Drive, at a corner of the aforesaid Lot No. 107 and place of beginning.

BEING Lot No. 106 as shown on the above mentioned plan.

BEING the same premises which Weislaw Tamborski and Grazyna Lipinska, by Deed dated 12/15/2006 and recorded 01/16/2007 in Montgomery County in Deed Book 5631, Page 01729, granted and conveyed unto Weislaw Tamborski, sole owner.

Parcel Number: 21-00-05565-43-5.

Location of property: 203 Parkview Drive, Souderton, PA 18964.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Weislaw Tamborski a/k/a Wieslaw Tamborski** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-22. Debt: \$299,328.29.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-08254

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Roslyn Homestead, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated 1/19/1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Reservoir Avenue (50 feet wide) at the distance of 319 feet, 10 inches, measured North 44 degrees, 0 minutes East, from the point of intersection of the said Southeasterly side of Reservoir Avenue with the Northeast side of Patene Avenue (50 feet wide) (both produced); thence extending North 44 degrees, 0 minutes East, along the said side of Reservoir Avenue 62 feet, 10 inches to a point a corner of Lot No. 507 on said plan; thence extending along line of Lot No. 507, South 46 degrees, 6 minutes, 62 feet, 10 inches to a point a corner of Lot No. 505 on said plan; thence extending along line of Lot No. 505, North 46 degrees, 0 minutes West, 175 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway, as and for 9 feet in width between these premises and the premises to the Southwest, as and for a driveway, passageway and watercourse at all times, hereafter, forever.

SUBJECT to the proportionate part of the expense of keeping said driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Erika Pelullo, by Deed from Earle R. Bray, dated 08/27/2004, recorded 08/30/2005 in Book 5560, Page 1426.

Parcel Number: 30-00-55864-00-5.

Location of property: 1527 Reservoir Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erika Pelullo** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Certificateholders CWALT, Inc., Asset-Backed Certificates, Series 2004-24CB. Debt: \$144,914.19.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-08580

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-08737

ALL THAT CERTAIN lot of land, situate on the Southwesterly side of Columbia Avenue, in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described according to a plan made by John E. Burkhardt, Professional Surveyor, dated August 13, 1956, as follows:

BEGINNING at a pin in the Southwesterly side of Columbia Avenue (forty-eight feet wide) at the distance of seventy-five and eleven one-hundredths feet Southeasterly from the Southeasterly side line of Valley Forge Road (fifty feet wide); thence along the Southwesterly side line of Columbia Avenue, South forty-three degrees, five minutes East, forty feet to a pin, a corner, in line of land about to be conveyed to Arthur H. and Florence K. Kronberg; thence along the same, South forty-six degrees, fifty-five minutes West, one hundred fifty feet to a pin in the Northeasterly side of a twenty feet wide alley; thence along same, North forty-three degrees, five minutes West, forty feet to a pin a corner; thence North forty-six degrees, fifty-five minutes East, one hundred fifty feet to a pin, the place of beginning.

BEING the same premises which Arthur H. Kronberg, Executor of the Estate of Alice L. Kronberg by Deed dated June 22, 1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book 4710, Page 1992, granted and conveyed unto Arthur H. Kronberg and Florence K. Kronberg, his wife, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED in Kevin A. Kronberg, by Deed from Arthur H. Kronberg and Florence K. Kronberg, his wife, dated 08/15/1991, recorded 08/26/1991 in Book 4984, Page 2092.

Parcel Number: 11-00-02904-00-1.

Location of property: 926 Columbia Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kevin A. Kronberg** at the suit of HSBC Bank USA, National Association, as Trustee Under the Pooling and Servicing Agreement dated May 1, 2004, Fremont Home Loan Trust 2004-B, Asset-Backed Certificates, Series 2004-B. Debt: \$159,448.10.

**Katherine E. Knowlton**, Attorney. I.D. #311713

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-08747

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Property made for Ross E. Ritter and Philip B. Weller by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 10/10/1977, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-31, Page 47, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fernhill Road (40 feet wide), said point being measured the (5) following courses and distances from a point of curve on the Southwesterly side of Bradford Road (41.5 feet wide): (1) leaving Bradford Road on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Fernhill Road; (2) South 74 degrees, 27 minutes, 00 seconds West 85.17 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 280 feet the arc distance of 74.53 feet to a point of tangent; (4) South 59 degrees, 12 minutes, 00 seconds West, 95.94 feet to a point of curve; and (5) on the arc of a circle curving to the right having a radius of 320 feet, the arc distance of 37.24 feet to the point and place of beginning; thence extending from said beginning point, along line of Lot 2 on said plan, South 19 degrees, 38 minutes, 28 seconds East, 100 feet to a point in line of land of Philip R. Weller; thence extending along line of land now or late of Philip B. Weller, South 69 degrees, 5 minutes, 41 seconds West, 81.44 feet to a point; thence extending North 16 degrees, 00 minutes, 00 seconds West 101.02 feet to a point on the Southeasterly side of Fernhill Road; thence extending along the Southeasterly side of Fernhill Road, the (2) following courses and distances, to wit: (1) North 70 degrees, 21 minutes, 32 seconds East, 49.94 feet to a point of curve and; (2) on the arc of a circle curving to the left having a radius of 320 feet, the arc distance of 25.08 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Ki Chae Lee and Hong Ja Lee by Deed dated 2/27/2009 and recorded 03/12/2009 in Montgomery County in Deed Book 5724, Page 00363 granted and conveyed unto Brian Gallagher.

Parcel Number: 30-00-19949-00-1.

Location of property: 891 Fernhill Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brian Gallagher** 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: \$282,833.87.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-09465

ALL THAT CERTAIN PROPERTY situate in **Plymouth Township**, in the County of Montgomery, and Commonwealth of Pennsylvania, being more fully described in a Deed dated 10/26/2000 and recorded 12/21/2000, among the land records of the County and State of set forth above, in Deed Volume 5343 and Page 1546 and being more fully described in a Deed dated 08/31/1994 and recorded 9/8/1994, among the land records of the County and State set forth above, in Deed Volume 5090 and Page 1166.

TITLE TO SAID PREMISES IS VESTED IN Steven P. Nyce and Melissa A. Nyce, h/w, by Deed from Steven P. Nyce, a married man, dated 10/26/2000, recorded 12/21/2000 in Book 5343, Page 1546.

Parcel Number: 49-00-03262-00-1.

Location of property: 712 Erlen Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Melissa A. Nyce and Steven P. Nyce, a/k/a Steven Nyce** 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 the Benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates, Series 2006-B. Debt: \$466,355.92.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-09554

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to Final Land Development Plans, known as "Brenton Point Phase III" made by Bohler Engineering, Inc. North Wales, Pennsylvania, dated 6/7/2002 and last revised 6/19/2003 and recorded In Land Site Plan Book L-6, Pages 393 and 394, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Greenwood Avenue, said point being at the arc distance of 23.56 feet measured on the arc of a circle curving to the right, having a radius of 15.00 feet from a point of curve on the Northeastly side of Springfield Drive; running thence extending from said beginning point and along the Southeasterly side of Greenwood Drive the three (3) following courses and distances: (1) North 45 degrees, 09 minutes, 36 seconds East, 34.09 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 37.23 feet to a point of tangent; and (3) North 62 degrees, 13 minutes, 36 seconds East, 40.59 feet to a point a corner of lands of NC Neighborhood Commercial District; thence extending along same, South 36 degrees, 29 minutes, 45 seconds East, 102.12 feet to a point in line of landsnow or formerly of Glenn E. and Dawn S. Pasquale; thence extending along same, South 27 degrees, 59 minutes, 25 seconds East, 28.38 feet to a point a corner of Lot No. 19 as shown on said plan; thence extending along same, South 62 degrees, 41 minutes, 58 seconds W118.77 feet to a point of curve on the Northeastly side of Springfield Drive; thence extending along same the three (3) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 76.53 feet to a point of tangent; and (2) North 44 degrees, 50 minutes, 24 seconds West, 19.52 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.60 feet to a point, said point being the first mentioned point and place of beginning.

BEING the same premises which T. H. Properties, a Pennsylvania Limited Partnership by Deed dated 3/22/2004 and recorded 3/31/2004 in Montgomery County in Deed Book 5501, Page 2133 conveyed unto Kimberly Nelson, in fee.

Parcel Number: 61-00-02240-18-3.

Location of property: 13 Springfield Drive, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kimberly Nelson** at the suit of JP Morgan Chase Bank, N.A., as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation Acting as Receiver, f/k/a Washington Mutual Bank, F.A. Debt: \$403,388.30.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-13914

ALL THAT CERTAIN frame message or tenement and lot or piece of ground, situate on the Northwestern side of a certain 30 feet wide street called Keenan Street, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the middle of said Keenan Street, at the distance of 58.08 feet Northeastward from the middle line of Cheltenham Avenue, commonly called the County Line Road as laid upon a certain plan of a portion of Camptown; thence from said beginning point, North 48 degrees, 39 minutes West, 104.6 feet to a point; thence North 41 degrees, 21 minutes East, 42.7 feet to land, now or late of Benjamin Anderson; thence by Anderson's ground South 48 degrees, 39 minutes East, 104.6 feet to a point; thence South 41 degrees, 21 minutes West, 42.7 feet (erroneously stated in prior Deed as South 41 degrees, 21 degrees, 21 minutes West, 42.7 feet) to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marcellus S. Coleman and Tiffany Chavous, as Tenants by the Entireties, by Deed from Joan Slade, dated 11/04/2005, recorded 11/28/2005 in Book 5580, Page 2120.

Parcel Number: 31-00-15961-00-1.

Location of property: 7302 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tiffany Chavous and Marcellus S. Coleman** 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 the Benefit of The Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates, Series 2006-B. Debt: \$126,527.33.

**Sherri J. Braunstein**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-15613

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

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

BEING Lot No. 23 as shown on said plan.

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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sung Hung O. a/k/a Sung H. O. and Mee Hyang Jun O. a/k/a Mee H. O.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-12CB, Mortgage Pass-Through Certificates, Series 2006-12CB. Debt: \$494,848.75.

**Margaret Gairo**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-15877

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

BEGINNING at a point on the Northwestern side of Condor Circle (50 feet wide) which point of beginning is at the distance of 26.76 feet measured on the arc a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southwesterly side of Condor Drive (50 feet wide); thence extending from said point of beginning, South 37 degrees, 34 minutes, 45 seconds West along the said Northwestern side of Condor Circle 37.75 feet to a point,

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

BEING Lot No. 167 as shown on said plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tongtong D. Chen a/k/a Tong Tong D. Chen** at the suit of Bank of America, N.A. Debt: \$526,705.29.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-20101

ALL THAT CERTAIN frame house 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 on the Southerly side of Beech Street, a corner of lands about to be conveyed by William F. Ludy and Alice F. Ludy, his wife, to Michael Chonka and Alice Chonka, his wife; thence extending from said point of beginning and along said Chonka's land South 15 degrees, 12 minutes West, a distance of 150 feet to a point; thence extending South 74 degrees, 45 minutes East, a distance of 22 feet, 7 inches to land about to be conveyed to J. Earl Fritz; thence extending along said land North 15 degrees, 12 minutes East, a distance of 150 feet to the said Southerly side of Beech Street; thence extending along the same North 74 degrees, 45 minutes West, a distance of 22 feet, 7 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN King Bean Restorations, LLC., a Pennsylvania Limited Liability Company, by Deed from Robert Stillman and Eileen Stillman, h/w, dated 08/19/2003, recorded 10/24/2003 in Book 5478, Page 2033.

Parcel Number: 16-00-00628-00-4.

Location of property: 126 Beech Street, Pottstown, PA 19464-5404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Stillman, Eileen Stillman and King Bean Restorations, LLC** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. Successor to JP Morgan Chase Bank, N.A. Debt: \$62,747.54.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-24247

ALL THAT CERTAIN unit in the property known, named and identified as Unit 78, Building No. 7, being a unit in Wickerton Heights Condominium, located in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA, C.S. 3101 et seq. as designated in said Condominium, dated May 25, 1989 and recorded in the Office of the Recording of Deeds in and for Montgomery County in Deed Book 4912, Page 624 and Plats and Plans for said Condominium dated May 25, 1989 and recorded as part of the Declaration; and as amended by Amended Declaration dated October 4, 1989 and recorded in Deed Book 4925, Page 1660, et seq. and as amended by a Second Amended Declaration dated June 11, 1990 and recorded in Deed Book 4949, Page 1726, et seq.

TOGETHER with all right, title and interest, being a 1.271% undivided interest of, in and to the Common Elements as set forth in the Declaration.

BEING the same premises which Brian T. O'Reilly by Indenture dated December 15, 2006, not yet, but intended to be forthwith recorded in the Montgomery County Recorder of Deeds Office at Norristown, Pennsylvania, granted and conveyed unto, Sherry Jaen, Mortgage herein.

TITLE TO SAID PREMISES IS VESTED IN Sherry Jaen, by Deed from Brian T. O'Reilly, dated 05/03/2004, recorded 05/06/2004 in Book 5508, Page 601.

Parcel Number: 16-00-19973-35-1.

Location of property: 620 North Manatawny Street, Building 7, Unit 78, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sherry Jaen** at the suit of Bank of America, National Association, as Successor by Merger to LaSalle Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1. Debt: \$101,249.55.

**Harry B. Reese**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-24606

ALL THAT CERTAIN lot or piece of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Final Plan of Red Lion Acres made by Engineering & Planning Associates, Inc., dated 5/23/1966, last revised 6/11/1973 and recorded in Plan Book A-21, Page 36, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Betsy Lane (50 feet wide), which point is measured North 25°, 48', 50" West, 70.36 feet from a point of tangent in the same, which point is measured along the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.57 feet from a point of curve on the Northwesterly side of Kirk Drive (50 feet wide); thence from said point of beginning, extending along Lot No. 8 on said plan South 64°, 11', 10" West, 125 feet to a point, a corner of Lot No. 6 on said plan; thence extending along the same and through the bed of a 20 feet wide drainage right-of-way North 25°, 48', 50" West, 90 feet to a point, a corner of Lot No. 10 on said plan; thence extending along the same North 64°, 11', 10" East, 125 feet to a point on the Southwesterly side of Betsy Lane, aforesaid; thence extending along the same South 25°, 48', 50" West, 90 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on said plan.

Parcel Number: 41-00-00514-51-6.

Location of property: 270 Betsy Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew J. Spinelli and Margaret-Anne Spinelli** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$29,326.44.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-25155

ALL THAT CERTAIN lot or piece of ground, situate in the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Schurr and Brattan, R.L.S. on August 7, 1950 and recorded at Norristown in Deed Book No. 2169, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Old Arch Road (41 1/2 feet wide) at the distance of 734.97 feet Southwestwardly from a point of curve formed by the intersection of the Southeasterly side of Old Arch Road and the Southwesterly side of Germantown Pike (60 feet wide); thence extending along Old Arch Road South 37°, 55', 10" West, 75 feet to a point; thence extending on a line, South 52°, 04', 50" East, 150 feet to a point; thence extending on a line North 37°, 55', 10" East, 75 feet to a point; thence extending on a line North 52°, 04', 50" West, 88 feet to a point and thence continuing along said line through the center of a 9 feet wide driveway 62 feet to the place of beginning.

BEING known as Lot No. 601 on said plan.

TOGETHER with the free use, right and liberty of the said driveway as and for a passageway and driveway in common with the owners, tenants and occupiers of the premises adjoining to the Northeast.

BEING the same premises which Scott Cavanaugh and Brigitte Cavanaugh by Deed dated August 15, 2008 and recorded August 28, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5705, Page 1622, as Instrument Number 2008088340, granted and conveyed unto Heather A. Brash, Margaret J. Schultz and Francis D. Schultz, Sr., in fee.

Parcel Number: 49-00-00142-00-7.

Location of property: 22 Arch Road, Township of Plymouth, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Heather A. Brash, Margaret J. Schultz and Francis D. Schultz, Sr.** at the suit of HSBC Mortgage Corporation (USA). Debt: \$207,364.81.

**Steven K. Eisenberg**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-25889

ALL OF THE UNDIVIDED RIGHT, TITLE AND INTEREST OF, IN AND TO:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, described according to a certain subdivision plan, made for Raymond L. Corper, made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated September 1955 and last revised November 18, 1955, said plan recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-3, Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Llewellyn Road (50 feet wide) at the distance of three hundred twenty-nine and eighty one-hundredths (329.80) feet measured on a bearing of North forty-five degrees, forty-five minutes West along the said side of Llewellyn Road, from a point of tangent in the same; said point of tangent being measured along the arc of a circle curving to the left having a radius of twenty (20) feet, the arc distance of thirty-one and eighty-two one-hundredths (31.82) feet from a point of curve on the Northwesterly side of Tennis Avenue

(46.5 feet wide); thence extending from said beginning point South forty-four degrees, fifteen minutes West, one hundred seventy-nine and thirty-one one-hundredths (179.31) feet to a point; thence extending North forty-five degrees, twenty-five minutes, twenty-four seconds West, one hundred seventy-two (172) feet to a point; thence extending North forty-four degrees, fifteen minutes East one hundred seventy-eight and thirty-three one-hundredths (178.33) feet to a point on the Southwesterly side of Llewellyn Road aforesaid; thence extending South forty-five degrees, forty-five minutes East along the Southwesterly side of Llewellyn Road, one hundred seventy-two (172) feet to the first mentioned point and place of beginning.

BEING known as Lot No. 79 on the above-mentioned plan.

BEING part of the same premises which Margaret R. Corper and Raymond L. Corper, her husband, by Indenture bearing date the 13th day of July, 1956, and recorded in the Office for the Recording of Deeds in Montgomery County, in Deed Book 2699, Page 467, granted and conveyed unto Raymond L. Corper, Inc., in fee.

BEING the same premises which Raymond L. Corper, Inc., by Indenture bearing the date the 19th day of November, 1956, and recorded in the Office for the Recording of Deeds in Montgomery County, in Deed Book 2738, Page 537, granted and conveyed unto Paul Peter Kubik, Jr. and Catherine Kubik, his wife, in fee.

AND THE SAID Paul Peter Kubik having died on October 5, 2009, whereupon title to the said premises vested solely in Catherine Kubik.

Parcel Number: 39-00-02407-00-2.

Location of property: 304 Llewellyn Drive, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Catherine Kubik and Catherine Kratz** at the suit of Elm Terrace Gardens. Debt: \$192,296.82.

**Steven M. Montresor**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-27108

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a Plan of Andorra Springs, Sections 1 and 2 by Yerkes Associates, Inc. West Chester, Pennsylvania dated 6/15/1987 and last revised 11/8/1993 and recorded in Plan Book A-54, Pages 337 to 341, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Red Maple Drive cul-de-sac, said point being a corner of Lot No. 195 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 195 South 28 degrees, 30 minutes, 0 seconds East, 153.10 feet to a point on the Northwesternly side of Barren Hill Road (existing right-of-way line 22.50 feet from the center line); thence extending along the Northwesternly side of Barren Hill Road, the 3 following courses and distances, viz: (1) on the arc of a circle curving to the right, having a radius of 50 feet the arc distance of 16.01 feet to a point of compound curve; thence (2) on the arc of a circle curving to the right, having a radius of 468.94 feet the arc distance of 82.25 feet to a point of compound curve and thence (3) on the arc of a circle curving to the right, having a radius of 1484.67 feet the arc distance of 65.24 feet to a point, a corner of Lot No. 193; thence extending along Lot No. 193 North 12 degrees, 5 minutes, 43 seconds East, 135.54 feet to a point on the Southwesterly side of Red Maple Drive cul-de-sac; thence extending along the Southwesterly side and changing to the Southeasterly side of Red Maple Drive cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet the arc distance 69.58 feet to a point a corner of Lot No. 195, being the first mentioned point and place of beginning.

BEING Lot No. 194 on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Elio Colavita and Maria Colavita by Deed of Joseph Leahy and Leah H. Leahy dated 5/27/04 recorded 05/24/2004 in Deed Book 5513, Page 1077.

Parcel Number: 65-00-09391-04-8.

Location of property: 7 Red Maple Drive, Lafayette Hill, PA 19444-2303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elio Colavita and Maria Colavita** at the suit of U.S. Bank National Association, as Trustee for RFMSI 2005-S2. Debt: \$515,381.48.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

10-33247

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

BEGINNING at a point on the Southeasterly side of Florence Drive (50.00 feet wide) at a corner of Lot No. 69 as shown on said plan and which point is measured the 3 following courses and distances from a point of reverse curve on the Easterly side of Gwynedd Valley (50.00 feet wide) viz: (1) leaving the said Easterly side of Gwynedd Valley Drive



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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**Margaret Gairo**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-02063

ALL THAT CERTAIN brick message known as 105 Buttonwood Street, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Buttonwood Street at the distance of 28.1 feet more or less, Northeasterly from the Northeast side of Jackson Street, said point being fixed in a line extended through the middle of the partition wall between this and the adjoining premises number 103 Buttonwood Street, or Estella M. Lowell; thence through the middle of said partition wall North 48 degrees, 58 minutes West, 88.42 feet to a point, a corner of this and land late of George W. Watt, now Ariel D. and Elizabeth Metzger; thence along the said Metzger's land, Northeasterly and parallel to Buttonwood Street, 14 feet more or less, to a point, a corner of this and Lot of Land of Ellsworth and Nellie L. Schrack; thence along the said Schrack's Land, South 48 degrees, 56 minutes East, 88.42 feet to a point on the Northeasterly side of Buttonwood Street, aforesaid, the line passing through the middle of the partition wall between this and the adjoining message of the said Schrack's; thence along the said side of Buttonwood Street, South 50 degrees, 14 minutes West, 14 feet to the place of beginning.

UNDER AND SUBJECT to certain restrictions of record.

BEING the same premises of Linda L. Jones n/k/a Linda L. Smith by her Deed dated 12/29/99 and recorded on 1/12/00 in the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book Volume 5303, Page 1102, granted and conveyed unto Julia Smith.

Parcel Number: 13-00-05608-00-4.

Location of property: 105 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Julia Smith** at the suit of PNC Mortgage, et al. Debt: \$68,217.18.

**Louis P. Vitti**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-02676

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania described in accordance with a Plan of "Provincetown Subdivision" made by David Meixner, C.E., Collegeville, Pennsylvania, dated 10-1-1966, last revised 8-6-1969, as follows:

BEGINNING on the Southerly side of Falcon Road (50 feet wide), said point being measured the seven following courses and distances from a point of curve on the Northerly side of Park Avenue (80 feet wide): (1) along 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 of tangent on the Southerly side of Falcon Road, aforesaid; (2) thence extending along the said side of Falcon Road, North 12 degrees, 57 minutes, 20 seconds East, 36.01 feet to a point of curve in same; (3) along the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 77.78 feet to a point of tangent in same; (4) North 35 degrees, 14 minutes, 30 seconds East, 296.38 feet to a point of curve in same; (5) along the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 115.98 feet to a point in same; (6) North 80 degrees, 27 minutes, 47 seconds East, 267.52 feet to a point of curve in same; and (7) along the arc of a circle curving to the left having a radius of 250 feet,

the arc distance of 30.47 feet to the beginning point; thence extending from said beginning point still along the said side of Falcon Road, along the arc of a circle curving to the left having a radius of 250 feet, the arc distance of 43.61 feet to a point of tangent in same; thence still along the same, North 52 degrees, 10 minutes, 20 seconds East, 40.84 feet to a point, a corner of Lot #134 on said plan; thence extending along line of Lot #134, South 37 degrees, 49 minutes, 40 seconds East, 183.99 feet to a point, a corner of lands now or late of Walter Kutz, Jr.; thence extending along last mentioned lands and lands now or late of Addison Phipps, South 62 degrees, 10 minutes, 20 seconds West, 113.90 feet to a point, a corner of Lot #132, North 28 degrees, 31 minutes, 15 seconds West, 199.91 feet to a point on the Southerly side of Falcon Road, the first mentioned point and place of beginning.

BEING known and designated as Lot #133 as shown on said plan.

BEING the same premises which Del-Val Properties, Inc., by Deed dated 3/6/1997 and recorded in Montgomery County in Deed Book 5180, Page 2177, granted and conveyed unto Mike T. Noorman, in fee.

BEING the same premises which Mike Noorman, by Deed dated August 22, 2001, and recorded August 28, 2001, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5373, Page 1015, granted and conveyed Kevin L. Simons, in fee.

Parcel Number: 43-00-04111-00-4.

Location of property: 504 Falcon Road, Audubon, PA 19403.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Kevin L. Simons** at the suit of The Bank of New York Mellon, Trust Company, N.A., as Grantor Trustee of the Protium Master Grantor Trust. Debt: \$274,703.17.

**Sarah E. Ehasz**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-02862

ALL THAT CERTAIN lot or piece of ground, with the proposed building and improvements about to be erected thereon, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Lots Section Number 2 of Woodside Estates" made by Damon and Foster, Civil Engineers, dated October 22, 1957, as follows, to wit:

BEGINNING at the point of tangent on the Northeasterly side of Woodside Road (50 feet wide) said point being at the distance of 30.75 feet measured on the arc of a circle curving to the right having a radius 20 feet from a point in curve on the Northwesterly side of Hillcrest Road (50 feet wide); thence extending from said point of beginning, North 46°, 46', 40" West, along the Northeasterly side of Woodside Road, 39.97 feet to a point; thence extending North 43°, 13', 20" East, partly passing through a wall between these premises and premises to the Northwest, 109.96 feet to a point; thence extending South 46°, 29' East, 62.97 feet to a point on the Northwesterly side of Hillcrest Road, aforesaid; thence South 45°, 8' West, along the Northwesterly side of Hillcrest Road, 90.36 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 30.75 feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 78 as shown on the above mentioned plan.

Parcel Number: 49-00-13633-00-7.

Location of property: 1229 Woodside Road, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Galasso a/k/a Joseph Galasso, Jr. and Michele M. Galasso a/k/a Michelle M. Galasso** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$176,360.21.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-03329

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situated in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described accordingly to a survey made May 14, 1947 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a pin in the Gravel Pike also known as State Highway Route No. leading from Zieglerville to Green Lane a corner of this and land of Eugene Elear; thence by said land North 83 degrees, 45 minutes West, two hundred twenty-four and four-tenths feet to a post a corner of this and other land of Robert E. Little of which this was a part; thence by the same North 6 degrees, East one hundred thirty feet to an iron pin a corner; thence still by said Little's Land South 83 degrees, 45 minutes East, two hundred twenty-four and four-tenths feet to a pin in the Gravel Pike aforesaid; thence in and through said highway South 6 degrees, West one hundred thirty feet to the place of beginning.

CONTAINING six hundred sixty-nine one-thousandths acres of land be the same more or less.

BEING the same premises which Christina M. Welch Executrix of the Estate of Katie A. Christians, Deceased by Deed dated 6/26/2003 and recorded 7/28/2003 in Montgomery County in Deed Book 5466, Page 1587 conveyed unto Joseph Wood and Louis Muscella, in fee.

TITLE TO SAID PREMISES IS VESTED IN John J. Branconi and Jennifer L. Swan by Deed from Louis Muscella and Joseph Wood dated 03/29/2006, recorded 04/18/2006 in Deed Book 05597, Page 1587.

Parcel Number: 38-00-00703-00-6.

Location of property: 1322 North Gravel Pike, Zieglerville, PA 19492.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John J. Branconi, Jennifer L. Swan and United States of America** at the suit of Wells Fargo Bank, National Association, Trustee Pooling and Servicing Agreement dated as of September 1, 2006 Securitized Asset-Backed Receivables, LLC Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2. Debt: \$223,722.61.

**Kassia Fialkoff**, Attorney. I.D. #310530

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-05482

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Numbered 9, 10, 11, 26, 27 and 28, and part of Lots Numbered 12, and 25, Section "A" on a plan of lots called "Lansdale Square" which plan is recorded in the Office for the Recording of Deeds at Norristown, in and for the County of Montgomery in Deed Book 862, Page 600, and described as one according to a plan thereof made by Francis W. Wack, Registered Surveyor, of Schwenksville, Pennsylvania, dated September 21, 1954, as follows, to wit:

BEGINNING at a point on the Northeast side of Main Street, (forty feet wide) at the distance of one hundred and thirty-five feet and nine hundred twenty-five one-thousandths of a foot measured South forty-three degrees, two minutes East along the said Northeast side of Main Street from its point of intersection on the Southeast side of Second Avenue (forty feet wide); thence extending from said point of beginning North forty-six degrees, fifty eight minutes East, passing partly through the center of a party wall between this premises and the premises adjoining on the Northwest, two hundred and fifty feet to a point on the Southwest side of Harding Street (forty feet wide); thence extending along the said Southwest side of Harding Street South forty-three degrees, two minutes East, sixty-four feet and seventy-five one-thousandths of a foot to a point; thence extending South forty-six degrees, fifty eight minutes West, two hundred and fifty feet to a point on the Northeast side of Main Street aforesaid; thence extending along the said Northeast side of Main Street, North forty-three degrees, two minutes West, sixty-four feet and seventy-five feet one-thousandths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James R. Clunk and Eleanor K. Clunk, husband and wife, as Tenants by the Entireties by Deed from James R. Clunk and Eleanor K. Clunk, (formerly Eleanor R. Kelly), husband and wife dated 06/10/1987, recorded 07/19/1987 in Deed Book 4841, Page 1027.

Parcel Number: 35-00-11281-00-6.

Location of property: 1525 Welsh Road a/k/a 1525 West Main Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James R. Clunk and Eleanor K. Clunk a/k/a Eleanor K. Kelly** at the suit of OneWest Bank, FSB. Debt: \$133,451.87.

**Stuart Winneg**, Attorney. I.D. #45362

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-06806

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Bryn Mawr, in **Lower Merion Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, C. E., as of November 6, 1926, as follows, to wit:

BEGINNING at a stone on the Northeast side line of Lancaster Avenue (fifty feet wide) at the distance of seventy-two feet South fifty-two degrees, thirty-six minutes East from the junction of the Northeast side line of Lancaster Avenue with the Southeast side line of North Warner Avenue (thirty-three feet wide); thence from said point of beginning North thirty-seven degrees, twenty-four minutes East, one hundred and five feet; thence along the Southwest side line of a ten feet wide alley South fifty-two degrees, thirty-six minutes East, twenty and sixty-seven one-hundredths feet; thence South thirty-seven degrees, twenty-four minutes West passing through the middle of a partition wall separating the building on the premises hereby granted from the building adjoining on the Southeast one hundred and five feet; thence along the Northeast side line of Lancaster Avenue North fifty-two degrees, thirty-six minutes West, twenty and sixty-seven one-hundredths feet to the place of beginning.

BEING the same premises which Girard Trust Company, Substituted Trustee Under Will of George Harding, Deceased, by Indenture dated 01-15-46 and recorded 01-17-46 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 1703, Page 62, granted and conveyed unto Wilbur M. Whitney and Bessie M. Whitney, his wife, as Tenants by the Entireties.

AND THE SAID Wilbur M. Whitney has since departed this life on 9/11/98 leaving title vested in Bessie M. Whitney by Right of Survivorship.

Parcel Number: 40-00-30468-00-2.

Location of property: 935 West Lancaster Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Craig C. Whitney and Bessie M. Whitney** at the suit of Scott Consumer Discount Company. Debt: \$349,438.16.

**David Fein**, Attorney. I.D. #82628

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-06903

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of "Merkel Tract" made for Estate of Dorothy Merkel by Irick, Eberhardt & Mientus Incorporated, Pennsburg, Pennsylvania, dated 9/15/2003 and last revised 6/10/2004 and recorded in Plan Book 23, Page 408, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Gravel Pike (50 feet wide) a corner of this and Lot No. 1 on the above plan; thence extending along Lot No. 1, North 39 degrees, 30 minutes, 0 seconds East, 195 feet to a point in line of Lot No. 3 on the above plan; thence extending along Lot No. 3, the 2 following courses and distances: (1) South 50 degrees, 30 minutes, 0 seconds East, 67.77 feet to a point; (2) South 39 degrees, 30 minutes, 0 seconds West, 195 feet to a point on the aforesaid side of Gravel Pike; thence extending along Gravel Pike, North 50 degrees, 30 minutes, 0 seconds West, 67.77 feet to a point, a corner of Lot No. 1 aforesaid, the first mentioned point place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Derek L. Templeton**, son, **Ingrid Templeton**, and **Joseph L. Templeton**, w/h, by Deed from **Derek L. Templeton** and **Ingrid Templeton**, son and mother, dated 01/09/2006, recorded 01/20/2006 in Book 5587, Page 1797.

Parcel Number: 57-00-01318-00-2.

Location of property: 645 Gravel Pike, East Greenville, PA 18041-2132.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Edward Templeton, a/k/a Joseph E. Templeton, Ingrid Templeton and Derek L. Templeton** at the suit of Citimortgage, Inc. Debt: \$256,457.92.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-09020

ALL THAT CERTAIN lot or piece of ground, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Pine Grove made by John T. Aston, Registered Surveyor, 537 East Philadelphia Avenue, Boyertown, Pennsylvania, dated 10/03/1966 and last revised 2/2/1987 and recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-46, Page 279, as follow, to wit:

BEGINNING at a point located on the Southeasterly side of Pine Street (legal right-of-way 57 feet) said point being a corner of this lot and Lot #4 and being located North 49 degrees, 00 minutes East, 145.69 feet from the point of intersection where the Northeasterly side of Fourth Street (not open) (legal right-of-way 57 feet) meets the Southeasterly side of Pine Street; thence from said point and place of beginning extending along the Southeasterly side of Pine Street, North 49 degrees, 00 minutes East, 35.00 feet to a point a corner of this lot and Lot #6; thence extending from said point along Lot #6 and passing through the partition walls between this and adjoining premises, South 41 degrees, 00 minutes East, 121.50 feet to a point a corner in line of lands now or late of Albine and Emma Capoperri; thence extending from said point along lands now or late of Albine and Emma Capoperri, South 49 degrees, 00 minutes West, 35.00 feet to a point a corner of this lot and Lot #4; thence extending from said point along Lot #4, North 41 degrees, 00 minutes West, 121.50 feet to a point said point being the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN **Robin R. Swartzentruber a/k/a Robin R. Swartzentruber** by Deed from **Frederick G. Hanson** and **Jane A. Hanson**, husband and wife dated 06/20/2003, recorded 07/05/2004 in Deed Book 5515 Page 298.

Parcel Number: 19-00-02855-40-2.

Location of property: 422 Pine Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robin R. Swartzentruber a/k/a Robin R. Swartzentruber** at the suit of PNC Bank, National Association. Debt: \$71,056.99.

**Salvatore Carollo**, Attorney. I.D. #311050

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-11212

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

BEGINNING at a point in the intersection of the middle line of Ansley Road (formerly called Beech Avenue) (50 feet wide) with the middle line of Twelfth Street (50 feet wide); thence extending along the middle line of the said Ansley Road North forty-eight degrees, thirty-one minutes West, one hundred ninety-three and twenty-seven one-hundredths feet to a point; thence extending South thirty degrees, fifty-six minutes West, two hundred forty and eighty-eight one-hundredths feet to a point; thence extending South fifty-nine degrees, four minutes East, two hundred six and eleven one-hundredths feet to a point in the center line of Twelfth Street, aforesaid; and thence along the same on a line curving to the left with a radius of seven hundred feet the distance of two hundred six and ninety one-hundredths feet to the place of beginning.

BEING the same premises which Lana Pelullo, by Deed dated 10/27/03, and recorded in Montgomery County in Deed Book 5497, Page 1992 on 2/26/04, granted and conveyed unto Svetlana Pelullo, a/k/a Lana Pelullo, Trustee of the Svetlana Pelullo Revocable Deed of Trust, in fee.

Parcel Number: 31-00-00193-00-1.

Location of property: 1200 Ansley Avenue, Cheltenham Township, PA 19027.

The improvements thereon are: Single family residence.

Seized and taken in execution as the property of **Svetlana Pelullo a/k/a Lana Pelullo, Trustee of the Svetlana Pelullo Revocable Deed of Trust** at the suit of Malvern Federal Savings Bank. Debt: \$1,255,422.50.

**Elliott H. Berton**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-11967

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Collegeville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for Joseph D'Arcenagelo by FX Ball Associates, Inc., Consulting Engineers and Surveyors, dated January 2, 1976, last revised February 25, 1976, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-26, Page 14, as follows, viz:

BEGINNING at a point on the Southeasterly side of Park Avenue (as widened to 45.00 feet) as shown on said plan said point of beginning being measured the three following courses and distances from a point on the Northeasterly side of Carmen Drive (50 feet wide): (1) North 13 degrees, 57 minutes East, 87.27 feet along the said Southeasterly side of Park Avenue from a point of tangent on the same which said point of tangent is at the distance of 24.03 feet measured on the arc of a curve curving to the right having a radius of 15 feet from a point of curve on the Northeasterly side of Carmen Drive (50 feet wide); (2) North 13 degrees, 57 minutes East, 50.03 feet to a point a corner of Lot #5 as shown on the above mentioned plan; and (3) North 13 degrees, 57 minutes East, 50.03 feet to the point of beginning; thence extending from said point of beginning along the Southeasterly side of Park Avenue aforesaid North 14 degrees, 57 minutes East, 50.03 feet to a point a corner of Lot #1 as shown on the above mentioned plan; thence extending along Lot 1 aforesaid also for a portion of the distance extending through the party wall of these premises and the premises adjoining to the Northeast, South 78 degrees, 03 minutes, 00 seconds East and crossing a 30 feet wide easement for drainage 150 feet to a point in line of Lot #10 as shown on the above mentioned plan; thence along Lot #10 aforesaid and along Lot #9 as shown on the above mentioned plan South 13 degrees, 57 minutes, 00 seconds West, 50.03 feet to a point a corner of Lot #3 as shown on the above mentioned plan; thence extending along Lot #3 aforesaid and recrossing a 30 feet wide easement for drainage North 78 degrees, 03 minutes, 00 seconds West, 150.00 feet to a point on the Southeasterly side of Park Avenue the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hawk and Julie C. Hawk, husband and wife by Deed from Martha A. Tinker and Mary E. Howard, Co-Administrators of the Estate of Shirley J. Pollinger and Martha A. Tinker, Individually and Mary E. Howard, Individually dated 09/08/2006, recorded 09/20/2006 in Deed Book 5617, Page 460.

Parcel Number: 04-00-01499-01-8.

Location of property: 159 Park Avenue, Collegeville, PA 19426-2619.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Julie C. Hawk and Michael A. Hawk** at the suit of Deutsche Bank National Trust Company, as Trustee Morgan Stanley ABS Capital I, Inc. Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$185,200.52.

**Kassia Fialkoff**, Attorney. I.D. #310530

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-13948

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described accordingly to a subdivision plan entitled "The Hamlet", now known as "Waterford Greene," drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, Pennsylvania, dated 8/18/1989, last revised 7/7/1992, and recorded in Plan Book A-53, Pages 373- 378, and a phasing plan entitled "Waterford Greene," dated 12/11/1995, last revised 2/19/1996, and recorded in Plan Book A-56, Page 135, as follows, to wit:

BEGINNING at a point on the Northwesterly side of King Way, said point on the Northwesterly side of King Way, said point of beginning is being at a point, a corner of Lot No. 88 as shown on said plan; thence extending from said point of beginning, and extending along the line of said Lot No. 88, North 53 degrees, 33 minutes, 10 seconds West, 100.00 feet to a point in line of open space area as shown on said plan; North 41 degrees, 59 minutes, 27 seconds East, 60.90 feet to a point a corner of Lot No. 86 as shown on said plan; thence extending along the line of said Lot No. 86, South 53 degrees, 33 minutes, 10 seconds East, 104.23 feet to a point on the Northwesterly side of King Way, aforesaid; thence extending along the said Northwesterly side of King Way, and measuring in a Southerly direction, along the arc of a circle curving to the right having a radius of 850.00 feet, the arc distance of 61.27 feet to a point, a corner of Lot No. 88, aforesaid, being the first mentioned point and place of beginning.

UNDER AND SUBJECT, however, to a Declaration of Covenants, Conditions, Restrictions, Reservations, Charges and Liens on Development known as "The Hamlet" (now known as Waterford Greene) by Hamlet Development Company, Inc., dated 11/30/1992, and recorded 12/28/1992, in Deed Book 5028, Page 2366, and first supplemental thereto dated 11/30/1992, and recorded 12/28/1992, in Deed Book 5028, Page 2418 and First Amendment thereto dated 9/17/1993, and recorded 9/24/1993, in Deed Book 5055, Page 1437, and assignment of special declarant rights and declarant voting rights by Hamlet Development Company, Inc. in favor of Heritage-Country Greene, L.P., a Pennsylvania Limited Partnership, dated 11/30/1995, and recorded 12/4/1995, in Deed Book 5133, Page 632, and Third Amendment thereto dated 11/10/1997, and recorded 11/18/1997, in Deed Book 5206, Page 2394.

BEING Lot No. 87 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Stanley G. Foley and Kathleen M. Foley, husband and wife by Deed from Heritage-Waterford, L.P. dated 01/16/1998, recorded 01/21/1998 in Deed Book 5214, Page 82.

Parcel Number: 37-00-01399-42-7.

Location of property: 10 King Way, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen M. Foley and Stanley G. Foley** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2004-2 Mortgage Loan Asset Backed Notes, Series 2004-2. Debt: \$162,171.63.

**Elana B. Flehinger**, Attorney. I.D. #209197

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-15371

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

BEGINNING at a point on the Westerly side of Highland Avenue, said point of beginning being further described as being North ten degrees, nineteen minutes, thirty seconds West, one hundred twenty-six feet three and one-quarter inches measured from the intersection of the Westerly side of Highland Avenue (forty feet wide) and the Northerly side of Ashland Avenue (forty feet wide) both Township Roads; thence South seventy-nine degrees, forty minutes, thirty seconds West, one hundred and four feet three and five-eighths inches to a point on line of lands of Albert Lee; thence along said lands North eight degrees, twenty-six minutes, thirty seconds West, sixty-one and three-eighths inches to a point of lands of Davis Jones Estate; thence North seventy-nine degrees, forty minutes, thirty seconds East, one hundred and two feet and four and three-quarter inches to a point in the Westerly side line of Highland Avenue; thence extending along same South ten degrees, nineteen minutes thirty seconds East, sixty-one feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Bongi, by Deed from Ronald J. Bongi and Alexandra Nardone, h/w, dated 06/27/2006, recorded 01/05/2007 in Book 5630, Page 405.

Parcel Number: 40-00-25104-00-2.

Location of property: 14 Highland Avenue, Belmont Hills, PA 19004-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald J. Bongi** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$297,682.59.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-15446

ALL THOSE FOUR CERTAIN building lots which comprise a triangular tract of land, bounded by Hillcrest Avenue, Well Street and a certain 15 feet wide alley, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, and described, as follows, to wit:

BEGINNING at the Northwesterly corner of Hillcrest Avenue and Well Street and extending thence: (1) in a Southwesterly direction along the Westerly side of Well Street 90 feet to the Northwesterly corner of the certain 15 feet wide alley; thence (2) North 13 degrees, 50 minutes West along the Easterly line of said alley 184 feet to the corner of Hillcrest Avenue; thence (3) South 43 degrees, 15 minutes East along the Southerly line of Hillcrest Avenue to the place of beginning.

BEING Lots #271, 272, 273, 274 as shown on an amended plan of Cedar Heights located in Whitemarsh Township, Montgomery County, Pennsylvania, which plan is on file in the Recorder of Deeds Office for said County, in Deed Book 952, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Krikor R. Barassatian and Jeannie A. Barassatian, his wife, by Deed from Krikor R. Barassatian and Jeannie A. McMaster Barassatian, his wife, dated 04/08/1994, recorded 04/18/1994 in Book 5075, Page 58.

BY VIRTUE of the death of Jeannie A. Barassatian on 12/06/2010, Krikor R. Barassatian became the sole owner of the premises as Surviving Joint Tenant With the Right of Survivorship.

Parcel Number: 65-00-12739-00-3.

Location of property: 238 Hillcrest Avenue, Conshohocken, PA 19428-2210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Krikor Barassatian a/k/a Krikor R. Barassatian** at the suit of Nationstar Mortgage, LLC. Debt: \$190,498.65.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-21395

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

BEGINNING at a point in the curved Southwesterly line of Valley View Drive the following three (3) courses from a point of compound curve at the Southeasterly end of a 20.0 feet radius curve connecting the Southeasterly line of Valley View Drive (50 feet wide) with the Southeasterly line of Valley View Road (30 feet from the original center line); thence in a general Southeasterly direction along the Southeasterly line of Valley View Drive, curving to the right on a radius of 135.0 feet, an arc distance of 95.28 feet to a point of tangency; thence South 09 degrees, 06 minutes, 05 seconds East, along same 149.15 feet to a point of curve; thence in a general Southeasterly direction still along the Southwesterly line of Valley View Drive curving to the left on a radius of 60.0 feet, an arc distance of 31.81 feet to a corner to Lot 32.04 and 32.05, Block 13 as shown on the plan hereinafter mentioned; thence (1) from said beginning point in a general Easterly direction along the Southerly line of Valley View Drive, curving to the left on a radius of 60.0 feet, an arc distance of 121.86 feet to a corner of Lots 32.03 and 32.04; thence (2) South 65 degrees, 52 minutes, 50 seconds East, along the division line between said lots crossing a drainage easement and a 20.0 foot wide sanitary sewer easement, 158.80 feet to the Southeasterly line of the plan hereinafter mentioned; thence (3) South 40 degrees, 25 minutes, 30 seconds West, along said plan line and the Southeasterly line of said drainage easement and partly along the Southeasterly line of said sanitary sewer easement, 275.71 feet to a point; thence (4) North 78 degrees, 13 minutes, 40 seconds West along the Southwesterly line of said plan line and drainage easement, 8.60 feet to a point; thence (5) North 22 degrees, 03 minutes, 00 seconds West, along the Southwesterly line of said plan and partly along the Southwesterly line of said drainage easement, 249.01 feet to a corner to Lot 32.04 and 32.05; thence (6) North 50 degrees, 29 minutes, 31 seconds East along the division line between said lots and crossing another 20.0 feet wide sanitary sewer easement, 44.92 feet to the place of beginning.

BEING Lot 32.04, Block 13 as shown on plan entitled "Record Plan of Valley View Estates", also being known as Lot 4.

BEING subject to a drainage easement and two 20.0 feet wide sanitary sewer easements as shown on the above mentioned plan.

Parcel Number: 30-00-69837-02-7.

Location of property: 32.04 Lot Valley View, Meadowbrook, PA 19046 a/k/a 970 Valley View Road, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jacqueline Moss** at the suit of HSBC Bank, N.A., as Trustee for Sequoia Mortgage Trust 11, Mortgage Pass-Through Certificates. Debt: \$247,795.64.

**Christopher A. DeNardo**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-22151

TRACT NO. 1

ALL THAT CERTAIN message and tract or piece of ground, being Lot No. 4 as shown on a plan of lots laid out by Earl M. Frankhouser, Registered Professional Engineer of Reading, Pennsylvania, in April, 1950, Situate on the Northeastly side of the concrete public road known as "Swamp Pike" between Gilbertsville and Limerick, in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at a point in the middle of the concrete road known as "Swamp Pike", said place of beginning being Northwestwardly a distance of 179.87 feet from the division line between Lot No. 1 and land now or late of Clarence Gabel, Jr., and Anna J. Gabel, his wife, measured along the arc of the curve in said "Swamp Pike"; thence extending along the middle of said "Swamp Pike" being along the arc of a curve deflecting to the right having a radius of 1,220.24 feet a central angle of 2 degrees, 49 minutes, 2 seconds, the chord of said curve bearing North 43 degrees, 45 minutes, 33 seconds West for a distance of 59.99 feet, a distance along the arc of 60 feet to a point; thence leaving "Swamp Pike" and extending along Lot No. 5 North 47 degrees, 38 minutes, 58 seconds East passing thru an iron pin on line at a distance of 60 feet, a total distance of 168.87 feet to an iron pin; thence extending along land now or late of Allen G. Renninger, et ux., South 44 degrees, 32 minutes East a distance of 51.68 feet to an iron pin; thence extending along Lot No. 3, South 44 degrees, 49 minutes, 56 seconds West a distance of 169.57 feet to the place of beginning. The last described line passing thru an iron pin online at a distance of 60 feet from said place of beginning.

## TRACT NO. 2

ALL THAT CERTAIN lot or piece of ground, being Lot No.4-A, as shown on the plan of small lots laid out by Allen G. Renninger and Annie F. Renninger, his wife, in April, 1952, situate in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Easterly corner of Lot No. 4, as shown on the plan of lots laid out by Allen G. Renninger, et ux., in April 1950; thence extending along the rear of Lot No. 4, North 44 degrees, 32 minutes West a distance of 51.68 feet to an iron pin; thence extending along Lot No. 5-A, North 47 degrees, 38 minutes, 58 seconds East a distance of 49.89 feet to an iron pin; thence extending along land now or late of Allen G. Renninger, et ux., South 44 degrees, 32 minutes East a distance of 49.23 feet to an iron pin; thence extending along Lot No. 3-A, South 44 degrees, 49 minutes, 56 seconds West a distance of 49.77 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey S. Reinert and Cherie Y. Weller, by Deed from Gregory L. Maskrey and Deborah R. Maskrey, his wife, dated 06/02/1995, recorded 06/07/1995 in Book 5114, Page 1135. Parcel Number: 47-00-06860-00-5.

Location of property: 1771 Swamp Pike, Gilbertsville, PA 19525-9659.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey S. Reinert and Cherie Y. Weller** at the suit of Wells Fargo Bank, N.A. Debt: \$127,972.56.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

## 11-22573

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for General Hancock Partnership by Schlosser and Clauss Consulting Engineers dated 10/1/1997 and last revised on 4/27/2001 and recorded in Plan Book A-60, Page 99 etc., as follows, to wit:

BEING Lot No. 112 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Angelo Shin, by Deed from Edward A. Harris, dated 01/29/2008, recorded 02/08/2008 in Book 5681, Page 2076.

Parcel Number: 46-00-00009-34-1.

Location of property: 403 Anthony Court, North Wales, PA 19454-1487.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angelo Shin** at the suit of Fannie Mae ("Federal National Mortgage Association"). Debt: \$322,085.61.

**Allison F. Wells**, Attorney. I.D. #309519

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

## 11-24962

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected, thereon, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on 3/17/1957 and revised 4/18/1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Larchwood Drive (50 feet wide) measured along the several courses thereof from the Northwesterly end of a radius round corner connecting the Northwesterly side of Larchwood Drive with the Northwesterly side of Netherwood Drive (60 feet wide), viz: (1) North 43°, 44', 30" East, 205 feet to a point of curve; (2) on the arc of a circle curving to the right in a Northeasterly and Southeasterly direction with a radius of 175 feet the arc distance of 274.89 feet to a point of tangent; and (3) South 46°, 15', 30" East, 104.30 feet to the place of beginning; thence extending by Lot No. 87 on said plan, North 43°, 44', 30" East, 182.64 feet to a point; thence extending South 46°, 21' East, 144 feet to a point in line of land of Lot No. 89 on said plan; thence extending by the same South 43°, 44', 30" West, 182.87 feet to the aforesaid Northeasterly side of Larchwood Drive; thence extending along said side thereof North 46°, 15', 30" West, 144 feet to the first mentioned point and place of beginning.

BEING Lot No. 88 on said Plan of Mermaid Estate, Section No. 3, recorded in the Recorder's Office in Plan Book A-3, Page 85.

BEING the same premises which John R. Friel a/k/a John Friel, by Deed dated 5/25/2004 and recorded 6/16/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5512, Page 275, granted and conveyed unto Erica K. Garvey and David F. Garvey, wife and husband.

Parcel Number: 66-00-03178-00-5.

Location of property: 1649 Larchwood Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erica K. Garvey and David F. Garvey** at the suit of Trumark Financial Credit Union. Debt: \$164,052.36.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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



11-25252

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 9 on Plan of Edgemont Terrace, recorded at Norristown in Deed Book No. 1828, Page 628 and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Beechwood Avenue, forty feet wide, at the distance of one hundred fifty feet Northwestwardly from the Northwest side of Edgemont Avenue, forty feet wide, a corner of lot as on said plan; thence extending along Lot #8, Southwestwardly at right angles to Beechwood Avenue, one hundred forty-five feet to a point on the Northeast side of a twenty feet wide alley; thence Northwestwardly along said side of said alley and parallel with Beechwood Avenue, fifty feet to a said side of said alley and parallel with Beechwood Avenue, fifty feet to a point a corner of Lot #10; thence extending along Lot #10 Northeastwardly, one hundred forty-five feet to a point on the Southwest side of Beechwood Avenue aforesaid, thence extending along the Southwest side of Beechwood Avenue aforesaid; thence extending along the Southwest side of Beechwood Avenue, Southeastwardly, fifty feet to the place of beginning.

BEING the same lot or parcel of ground which by Deed dated November 30, 1983 and recorded among the land records of Montgomery County in Book 6683, Page 0922, was granted and conveyed by Arthur S. King and Esther L. King, husband and wife, unto W. Thomas Kratz and Catherine E. Kratz, husband and wife, as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN W. Thomas Kratz and Catherine S. Kratz husband and wife as Tenants by the Entirety by Deed from Arthur S. King and Esther L. King, husband and wife dated 11/30/1993, recorded 12/08/1993 in Deed Book 5063, Page 0922.

Parcel Number: 11-00-00364-00-3.

Location of property: 1118 Beechwood Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine S. Kratz and W. Thomas Kratz** at the suit of HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1. Debt: \$192,714.76.

**Katherine E. Knowlton**, Attorney. I.D. #311713

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-25865

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by Schuylkill Hills Village, Sections 2 and 3, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania on January 4, 1957 and last revised February 25, 1958, as follows, to wit:

BEGINNING at a point on the Northeast side of Cedar Grove Lane (50 feet wide) which point is measured South 26 degrees, 20 minutes East, 105.62 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 323.22 feet the arc distance of 140.28 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 13 feet the arc distance of 19.22 feet from a point on the Southeast side of Wayfield Drive (60 feet wide).

CONTAINING in front or breadth on said Cedar Grove Lane 100.00 feet and extending of that width in length or depth northeast between parallel lines at right angles to the said Cedar Grove Lane 200.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Arian Leigh Moyle and Vincent T. Grego, Jr., by Deed from Vincent Dahms and Teena Dahms, his wife, dated 06/24/2005, recorded 07/01/2005 in Book 5560, Page 1919.

Parcel Number: 63-00-00985-00-5.

Location of property: 2529 Cedar Grove Lane, Norristown, PA 19403-3606.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arian Leigh Moyle f/k/a Arian Leigh Grego and Vincent T. Grego, Jr. a/k/a Vincent T. Grego** at the suit of Wells Fargo Bank, N.A. Debt: \$202,267.66.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-26488

ALL THAT CERTAIN lot or piece of ground, with building and improvements to be thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a recorded plan made by Toll Brothers made by Yerkes Associates, Inc., dated 6/29/1984 and last revised 11/5/1985, said plan being recorded in the Office of the Recording of Deeds of Norristown, Pennsylvania, in Plan Book A-46, Page 165, as follows, to wit:

BEGINNING at a point said point being measured the five following courses and distances from a point of curve on the Southwesterly side of Copper Beech Drive (50 feet wide): (1) leaving Copper Beech Drive on the arc of a circle curving to the right, having a radius of 24 feet the arc distance of 34.29 feet to a point of reverse curve on the Northwesterly side of Tulip Tree Court (no width given); (2) along the arc of a circle curving to the left, having a radius of 244 feet, the arc distance of 94.25 feet to a point of tangent on the same; (3) South 51 degrees, 33 minutes, 0 seconds West, 72.12 feet to a point; (4) North 38 degrees, 27 minutes, 0 seconds West 24 feet to a point; and (5) along the arc of a circle

curving to the right, having a radius of 112 feet, the arc distance of 36.24 feet to the point of beginning, said point of beginning being a corner of Lot No 10-3 as shown on the above mentioned plan; thence extending from said point of beginning along the arc of a circle curving to the right, having a radius of 112 feet, the arc distance of 21.88 feet to a point of tangent on the same; thence extending South 81 degrees, 17 minutes, 0 seconds West, 710 feet to a point, a corner of Lot No 10-1 as shown on the above mentioned plan; thence extending along the aforesaid lot, North 26 degrees, 45 minutes, 0 seconds West, 86.32 feet to a point; thence extending North 63 degrees, 15 minutes, 0 seconds West, 28 feet to point, a corner of Lot No 10-3 as shown on the above mentioned plan, thence extending along the same South 26 degrees, 45 minutes, 0 seconds East, 93.20 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 2,528 square feet, more or less.

BEING Lot No 10-2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Edward R. Shaw by Deed from Kathryn Louise Chevoor dated January 12, 2006 and recorded January 19, 2006 in Deed Book 05567, Page 1324.

Parcel Number: 66-00-07718-68-5.

Location of property: 241 Tulip Tree Court, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward R. Shaw** at the suit of Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. Debt: \$341,359.91.

**Margaret Gairo**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-29557

ALL THAT CERTAIN message brick dwelling house and lot or piece of land marked and numbered as Lot No. 49 on a plan of lots in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Rambo Street at the distance of 140.00 feet Eastwardly from the East corner of Depot and Rambo Streets; thence in front or width on said Rambo Street Easterly 20.00 feet and extending of that width in depth passing through the middle of the partition wall of this house and the adjoining house Northerly 120.00 feet to Bush Alley, bounded on the South by said Rambo Street, on the West by Lot No. 48 on said plan on the North by Bush Alley aforesaid and on the East by Lot No. 60 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael E. Stanczak, by Deed from David Deluca and Deborah Deluca, his wife, dated 06/28/2002, recorded 08/13/2002 in Book 5419, Page 2124.

Parcel Number: 02-00-05192-00-8.

Location of property: 15 East Rambo Street, Bridgeport, PA 19405-1411.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael E. Stanczak** at the suit of GMAC Mortgage, LLC. Debt: \$153,923.04.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-30577

ALL THAT CERTAIN message or tenements and lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lot No. 662 on Plan of Cresmont, Division No. 2 recorded at Norristown in Deeds Book 496, Page 500 bounded and described according thereof, as follows, to wit:

BEGINNING at a point on intersection of the Northwesterly side of Ferndale Avenue with the Southwesterly side of Penbryn Avenue.

CONTAINING in front or breadth on said side of Ferndale Avenue, 50 feet, and extending Northwestwardly of that width in length or depth between parallel lines at right angles with said Ferndale Avenue, 125 feet, bounded Southwestwardly by Lot No. 663, Northwestwardly by Lot No. 710, Northeastwardly by Penbryn Avenue aforesaid, and Southeastwardly by Ferndale Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Morgan Hurm and Rachel Hurm, h/w, by Deed from Linda White, widow, dated 12/01/2006, recorded 12/19/2006 in Book 5628, Page 1011.

Parcel Number: 30-00-19600-00-8.

Location of property: 1538 Ferndale Avenue, Abington, PA 19001-1703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Morgan Hurm a/k/a Morgan S. Hurm and Rachel Hurm a/k/a Rachel L. Hurm** at the suit of Wells Fargo Bank, N.A. Debt: \$180,926.39.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-32117

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 83 in a plan of 69 town lots laid out and filed in the Recorder's Office at Norristown known as "Rahn Heights Building Lots", and bounded and described, as follows:

BEGINNING on the Southeast corner of Washington and Oaks Street; thence . Eastward on the South side of Washington Street 200 feet to the West side of Cherry Alley; thence Southward 260 feet more or less to a line of John S. Hunsicker's land; thence by the same North 46 degrees, 12 minutes West, 294 feet to the East side of Oaks Street; thence along the same Northward 43 feet, 6 inches to the place of beginning.

CONTAINING one hundred ten square perches of land, more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by John E. Burkhardt, Registered Surveyor, North Wales, Pennsylvania dated April, 1955 as follows, to wit:

BEGINNING at a point on the South side of Washington Street a corner of land or late of J. Howard Chittick of which this is a part (said point being at the distance, of seventy-nine feet Southwestwardly from the intersection of the South side of said Washington Street with the West side of Cherry Alley); thence extending along said land South three degrees, fifty-three minutes, thirty seconds East, one hundred seventy-six and forty-four one-hundredths feet to a point; thence extending North forty-six degrees, twelve minutes West, one hundred seventy-nine feet and seventy-six one-hundredths feet to point; thence extending North three degrees, fifty-three minutes, thirty seconds West, forty-three feet and five-tenths feet to a point on the South side of said Washington Street; and thence extending along the same North eighty-six degrees, six minutes, thirty seconds East, one hundred twenty-one feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gregory Perrone by Deed from Ray H. Jackson and Helen M. Jackson, husband and wife dated August 2, 1994 and recorded August 5, 1994 in Deed Book 5086, Page 1806.

Parcel Number: 48-00-02380-00-2.

Location of property: 260 Washington Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory Perrone** at the suit of First Niagara Bank, N.A. s/b/m/t Harleysville National Bank and Trust Company. Debt: \$158,570.75.

**Margaret Gairo**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

11-32614

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and described according to two certain plans thereof known as a portion of "Wedgewood Park" for Mason-McDowell Corporation, both plans thereof made by Damon and Foster, Civil Engineers, one plan thereof dated January 22, 1962 and revised March 16, 1962 and the other plan dated December 12, 1963 and recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-7, Page 123, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Andover Road (sixty feet wide) said point being the seven following courses and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road (forty-six and fifty one-hundredths feet wide): (1) leaving Moyers Road on the arc of a circle curving to the right having a radius of thirty feet the arc distance of forty-seven and twelve one-hundredths feet to a point of tangent on the Northeasterly side of Wedgewood Drive (eighty feet wide); (2) North forty-three degrees, thirty three minutes, thirty seconds West along the Northeasterly side of Wedgewood Drive (eighty feet wide) one hundred forty-nine and twenty one-hundredths feet to a point of curve connecting the Northeasterly side of Wedgewood Drive (eighty feet wide) with the Southeasterly side of Andover Road (sixty feet wide); (3) on the arc of a circle curving to the right having a radius of thirty feet the arc distance of thirty-seven and thirty-six one-hundredths feet to a point of reverse curve on the Southeasterly side of Andover Road (sixty feet wide), said point also being the Southeasterly end of a radial line projected Northwestwardly across Andover Road; (4) north sixty-two degrees, eleven minutes, fifty-five seconds West along the aforesaid radial line crossing the bed of Andover Road sixty feet to a point on the Northwesterly side of Andover Road; (5) Northeastwardly and Northwestwardly partly along the Northwesterly and Southwesterly side of Andover Road on the arc of a circle curving to the left having a radius of one hundred forty feet the arc distance of one hundred sixty-five and sixty-nine one-hundredths feet to a point of tangent on the Southwesterly side of Andover Road; (6) North forty degrees, no minutes, thirty seconds West along the Southwesterly side of Andover Road three hundred four and twenty-three one-hundredths feet to a point of curve on the same; and (7) Northwestwardly still along the Southwesterly side of Andover Road on the arc of a circle curving to the right having a radius of two hundred seventy feet the arc distance of four and eighteen one-hundredths feet to the point and place of beginning; thence extending from said point of beginning South fifty-seven degrees, forty-five minutes, twenty-six seconds West partly passing through a dwelling erected on these premises and a dwelling erected on premises to the Southeast crossing the Northeasterly side of a certain fifteen feet wide driveway which extends Northwestwardly connecting with another certain driveway extending Northeastwardly into Andover Road and Southeastwardly connecting with another certain fifteen feet wide driveway which extends Southeastwardly into Wedgewood Drive and Northeastwardly into Andover Road one hundred forty-nine and fifty-two one-hundredths feet to a point in the bed of said driveway; thence extending

through the bed of the aforesaid fifteen feet wide driveway the two following courses and distances: (1) North forty-one degrees, twenty-five minutes, twenty seconds West, twelve and forty-six one-hundredths feet to a point, an angle; and (2) North fifteen degrees, no minutes West, four and five one-hundredths feet to a point; thence extending North fifty-seven degrees, forty-five minutes, twenty-six seconds East recrossing the Northeastly side of the aforesaid fifteen feet wide driveway partly passing through a dwelling erected on these premises and a dwelling erected on premises to the Northwest one hundred forty-eight and eighty-five one-hundredths feet to a point on the Southwesterly side of Andover Road; aforesaid; thence extending Southeastwardly along the Southwesterly side of Andover Road on the arc of a circle curving to the left having a radius of two hundred seventy feet the arc distance of sixteen and twenty-three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 160 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Cindy Thi Tran, by Deed from Leoncia Maldonado and Alexise Maldonado, dated 01/31/2008, recorded 02/08/2008 in Book 5681, Page 2081.

Parcel Number: 11-00-00212-00-2.

Location of property: 874 Andover Road, Lansdale, PA 19446-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cindy Thi Tran** at the suit of Nationstar Mortgage, LLC. Debt: \$175,995.34.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-32798

ALL THAT CERTAIN message and lot of land known as No. 1536 Powell Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeastly side of Powell Street at the distance of one hundred seventy-seven said sixty-seven one-hundredths feet Southwesterly from the Southerly corner of Brown and Powell Streets; thence Southwesterly along said side of Powell Street, twenty-two and twenty-one one-hundredths feet to a point in other land now or late of Frank Sutcliffe; thence by and along said Sutcliffe's Land Southeastly the line passing through the middle of the partition wall dividing this house from the one erected on the adjoining premises now or late of Frank Sutcliffe, for a distance of one hundred sixty feet to the Northwesterly side of a twenty feet wide alley laid out for the use of this and the adjoining properties; thence by and along said side of said alley Northeastly twenty-two and twenty-one one-hundredths feet to a point in other land now or late of Frank Sutcliffe; thence by and along said Sutcliffe's Land Northwesterly one hundred sixty feet to the place of beginning.

Parcel Number: 13-00-31196-00-3.

Location of property: 1536 Powell Street, Norristown, PA 19401-3336.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Deana Dent** at the suit of Wells Fargo Bank, N.A. Debt: \$173,598.02.

**Jaime R. Ackerman**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-34092

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Skipack Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision made for "Fair Hills", made for Skipack Village, Inc., by Urwiler and Walter, Inc., dated October 29, 1976, last revised April 19, 1978, recorded in the Office of the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-32, Page 53, as follows, to wit:

BEGINNING at a point of tangent on the Southerly side of Easter Avenue (50 feet wide), which point is at the arc distance of 32.95 feet measured on the arc of a curve, curving to the right having a radius of 25 feet from a point of reverse curve on the Southeastly side of Fort Bevon Road (50 feet wide); thence extending from said point of beginning and along the said Southerly side of Easter Avenue, the 2 following courses and distances viz: (1) extending North 89 degrees, 57 minutes, 57 seconds East the distance of 16.35 feet to a point of curve; and (2) thence extending Eastwardly on the arc of a curve curving to the left having a radius of 175 feet the arc distance of 6.51 feet to a point, a corner of Lot No. 31, as shown on the said plan; thence extending South 2 degrees, 9 minutes, 12 seconds East along Lot No. 31 and also for a portion of the distance extending through the party wall, as shown on the said plan, the distance of 202.80 feet to a point, a corner on the Northeastwardly side of a certain 50 feet wide right-of-way, as shown on said plan; thence extending North 28 degrees, 21 minutes, 37 seconds West along said side of the aforesaid right-of-way the distance of 156 feet to a point on the said Southeastly side of Fort Bevon Road; thence extending Northeastwardly along the said side of Fort Bevon Road, on the arc of a curve curving to the left having a radius of 175 feet the arc distance of 50.39 feet to a point of curve on the same; thence leaving the said Southeastly side of Fort Bevon Road, the arc of a curve curving to the right having a radius of 25 feet the arc distance of 32.95 feet to the first mentioned point of tangent on the Southerly side of Easter Avenue and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Charles Gulick, III and Donna L. Gulick, h/w, by Deed from George A. Russell and Karen J. Russell, a/k/a Karen J. Alkire, h/w, dated 06/24/1994, recorded 06/27/1994 in Book 5082, Page 498.

Parcel Number: 51-00-01358-75-1.

Location of property: 2031 Easter Avenue, Harleysville, PA 19438-3337.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles Gulick, III and Donna L. Gulick** at the suit of Wells Fargo Bank, N.A. Debt: \$189,488.87.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-34725

ALL THAT CERTAIN lot or pieces of ground, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan made thereof by William T. Muldrew, Civil Engineer, dated 12/8/1925, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rodman Avenue (40 feet wide), at the distance of 60 feet Southwestwardly from the Southwesterly side of Florence Avenue (40 feet wide); thence South 45 degrees, 53 minutes East, 124.53 feet to a corner; thence South 44 degrees, 03 minutes West, 60 feet to a corner; thence North 45 degrees, 53 minutes West, 124.6 feet to a point on the aforesaid side of Rodman Avenue; thence along the same, North 44 degrees, 07 minutes East, 60 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank Lescas and Carrie Lescas, by Deed from Dennis D. Kelly and John T. Kelly, dated 05/27/2005, recorded 06/10/2005 in Book 5557, Page 836.

Parcel Number: 10-00-02832-00-2.

Location of property: 110 Rodman Avenue, Jenkintown, PA 19046-2011.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank Lescas and Carrie Lescas** at the suit of GMAC Mortgage, LLC. Debt: \$254,358.13.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-34792

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Dublin Hunt, II prepared by Eastern States Engineering, Inc. on February 7, 1988 and last revised September 15, 1989 and recorded in Montgomery County in Plan Book A-52, Page 156, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Redgate Road (50 feet wide) which point of beginning is common to this lot and Lot No. 200 as shown on said plan; thence extending from said point of beginning, Northwestwardly along the said Southeasterly side of Redgate Road, on the arc of a circle curving to the left having a radius of 925.00 feet the arc distance of 98.77 feet to a point, a corner of Lot No. 198 as shown on said plan; thence extending along the same, South 27 degrees, 00 minutes, 00 seconds East, crossing the bed of a certain 25 feet wide Buffer Area, 369.29 feet to a point in line of land now or late of the Pennsylvania Turnpike; thence extending along the same, the two following courses and distances, viz: (1) Southwestwardly on the arc of a circle curving to the left having radius of 11,559.19 feet the arc distance of 3.80 feet to a point of tangent thereon; and (2) South 51 degrees, 44 minutes, 14 seconds West, \_\_\_ feet to point, a corner of Lot No. 200 as shown on said plan; thence extending along the same, North 22 degrees, 45 minutes, 00 seconds West, 399.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 199 as shown on said plan.

UNDER AND SUBJECT to the following restrictions:

(1) Grantee shall not display nor permit to be displayed on the premises any sign including but not limited to a Real Estate "For Sale" sign for a period of 5 years from the date of actual settlement without prior written consent of the Grantor.

(2) Grantee shall not erect nor permit to be erected on the premises any fence, inground pool (above ground pools will not be acceptable), tennis courts, storage buildings, out buildings or additions to the property for a period of 5 years from the date of actual settlement without first obtaining written approval from the Grantor. Such written approval shall not be unreasonably withheld as long as the fence, inground pool, tennis court, storage building, out building or addition is architecturally compatible to the home constructed on the property.

(3) Grantee shall not place nor permit to be placed upon the premises any temporary structure, free standing antenna, dish or similar structure, trailer, tent, clothes line, clothes pole or any apparatus designed for the purpose of drying clothing or other articles, boat, boat trailer, camper, shack, barn, trash, metal scrap, new or used lumber for a period of 5 years from the date of actual settlement without the prior written consent of the Grantor.

(4) Grantee shall not keep nor permit to be placed upon the premises any livestock, poultry, reptiles or animals, other than one dog or one cat, for a period of 5 years from the date of actual settlement without the prior written consent of the Grantor.

(5) Reserving unto the Grantors herein, their heirs and assigns, the right and privilege from the date hereon to enter upon the Grantees property at any time to change the grade of the ground and/or install or change drainage control devices on the herein above described premises or any improvements erected herein so as to alleviate any possible drainage and/or run off problems incurred in or resulting from the development of real property of the Grantor or its successors and assigns.

Drainage swales which have been constructed to facilitate the drainage of one or more adjoining building lots shall have no structures or planting thereon. Modifications to the grade of said swale is prohibited. The drainage swale shall be maintained continuously by the owner of the lot.

BEING part of the same premises which Gwynedd Chase, Inc., a Pennsylvania Corporation, by Deed dated December 20, 1991 and recorded December 31, 1991 in Montgomery County in Deed Book 4995, Page 696, granted and conveyed unto John F. Finkelston, Jr. and Geraldine M. Finkelston, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN John F. Finkelston, Jr. and Geraldine M. Finkelston, husband and wife by Deed from Gwynedd Chase, Inc., a Pennsylvania Corporation dated 12/20/1991, recorded 12/31/1991 in Deed Book 4995, Page 696.

Parcel Number: 54-00-13749-16-5.

Location of property: 832 Redgate Road, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Geraldine M. Finkelston a/k/a Gerry M. Finkelston and John F. Finkelston, Jr. a/k/a Jack Finkelston** at the suit of Ocwen Loan Servicing, LLC. Debt: \$414,817.60.

**Paige M. Bellino**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-35214

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a survey and plan thereof made, dated the 25th day of May A.D. 1930, as follows, to wit:

BEGINNING at a point on the Northeastly side of Cheltenham Avenue (to be legally opened and dedicated 61.51 feet wide) at the distance of 119.84 feet Southeastward from the intersection of the produced Northeastly line of Cheltenham Avenue and the produced Southeastly line of Penrose Avenue (50 feet wide).

CONTAINING in front or breadth on said Cheltenham Avenue 24 feet and extending of that width in length or depth Northeastward between parallel lines at right angles to said Cheltenham Avenue 102 feet to the center line of Oak Drive 12 feet wide, which extends Southeastward from the said Penrose Avenue to Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN Armeta M. Peters, by Deed from Armeta M. Peters and Erica Peters and Denise Wallace, n/k/a Denise C. Thornton and Patrica Hart, n/k/a Patrica Elaine Reavis, dated 12/09/1998, recorded 01/06/1998 in Book 5254, Page 2337.

Mortgagor Armeta M. Peters died on 06/15/2010, leaving a Will dated 02/21/2000. Letters Testamentary were granted to Denise C. Thornton a/k/a Denise Thornton on 10/22/2010 in Montgomery County, No. 46-2010-3367. Decedent's surviving heir(s) at law and next-of-kin are Denise C. Thornton, Patrica Reavis, and Erica Peters Holeman.

Parcel Number: 31-00-05677-00-7.

Location of property: 1821 Cheltenham Avenue, a/k/a 1821 West Cheltenham Avenue, Elkins Park, PA 19027-1049.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise C. Thornton a/k/a Denise Thornton** at the suit of HSBC Bank USA, National Association, in its Capacity as Trustee Under that Certain Pooling and Servicing Agreement Relating to Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2004-HE1. Debt: \$54,462.92.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-35378

ALL THAT CERTAIN lot or piece of ground, known as Lot #14, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania and described in accordance with a Final Plan (Record/Section Plan R1) Sunnybrook Village made by Gilmore & Associates, Inc., Consulting Engineers & Land Surveyors, dated 1/29/2001, last revised 4/09/2002 and recorded in Montgomery County on 7/20/2002 in Plan Book L-6-97 and described, as follows, to wit:

BEING Lot No. 14.

TITLE TO SAID PREMISES IS VESTED IN Janine E. White, by Deed from Diane M. Saylor, dated 09/10/2004, recorded 09/27/2004 in Book 5526, Page 1965. Mortgagor Janine E. White died on 3/27/2010, and Junius White, Jr. and Francine White were appointed Co-Administrators of her estate. Administrator and Heir, Francine White, died on 04/07/2011, leaving a Will dated 03/27/1998. Letters Testamentary were granted to Junius White, Jr. on 04/26/2011 in Burlington County, N.J., No. 201 1-0945.

Parcel Number: 42-00-01101-13-5.

Location of property: 27 Creekside Drive, Pottstown, PA 19464-2984.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Junius White, Jr., in His Capacity as Administrator and Heir of The Estate of Janine E. White and as Devisee of The Estate of Francine White, Deceased Heir of the Estate of Janine E. White and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Janine E. White, Deceased** at the suit of Citimortgage, Inc. Debt: \$225,723.17.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-35387

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 in accordance with a plan thereof made by George C. Heilman, Registered Surveyor of Norristown, Pennsylvania on June 16, 1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Walnut Street (66 feet wide) at the distance of two hundred seventy-three and seventy-three one-hundredths feet Northeasterly from the Northeasterly side of Fornace Street (66 feet wide).

CONTAINING in front or breadth on said Walnut Street twenty-eight and fifty one-hundredths feet and extending of that width in length or depth Northwesterly between parallel lines at right angles to said Walnut Street eighty-six and sixty-nine one-hundredths feet (the Southwesterly most line thereof passing in part of said distance through the middle of the partition wall dividing this from premises No. 1417 Walnut Street).

BEING Lot No. 2 on said plan and known as premises No. 1419 Walnut Street.

TITLE TO SAID PREMISES IS VESTED IN Melissa M. Morello, by Deed from Joseph M. Morello and Julia M. Morello, h/w, dated 07/22/1999, recorded 08/11/1999 in Book 5283, Page 721.

Parcel Number: 13-00-37736-00-6.

Location of property: 1419 Walnut Street, Norristown, PA 19401-3511.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa M. Morello** at the suit of U.S. Bank National Association, as Trustee for Home Equity Asset Trust 2005-1, Home Equity Pass-Through Certificates, Series 2005-1. Debt: \$141,416.65.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-01325

ALL THAT CERTAIN frame messuage or tenement and tot of land, situate on the South side of Jefferson Avenue between Hall and Warren Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as No. 566 Jefferson Avenue, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Jefferson Avenue, at the distance of 47 feet, 04 inches Eastwardly from the Eastern line of Lot No. 30 in a plan of lots laid out by M. A. Withers and Edward S. Davies, known as Washington Hill Addition, in the Borough of Pottstown; thence Southwardly by land late of Ambrose Freese, now Daniel F. Rinewalt 120 feet, 00 inches to a twenty feet wide alley; thence by said alley Eastwardly 36 feet, 00 inches to a corner of other land of A. Freese; thence by the same Northwardly 120 feet, 00 inches to the South side of Jefferson Avenue, aforesaid; thence by the same Southwardly 36 feet, 00 inches to the place of beginning.

BEING the same premises which Frederick C. Lukens, III and Patricia Lukens, by Deed dated August 27, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 552, Page 1395, granted and conveyed unto Rich Kizina and Margie Kizina.

Parcel Number: 16-00-16200-00-2.

Location of property: 566 Jefferson Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Rich Kizina and Margie Kizina** at the suit of Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3. Debt: \$108,066.90.

**Kevin P. Diskin**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-01327

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

BEGINNING at a point on the Northwest side of Willow Street at the distance of sixty-six and seventeen hundredths feet Southwestwardly from the corner of Willow Street and Basin Street; thence at right angles to Willow Street by other land of the said grantors the line passing through the middle of the partition wall between the houses Northwestwardly

one hundred feet to the Northwest side of a private alley; thence parallel to Willow Street Northeastwardly along said alley, seventeen and four hundredths feet to other land of the said grantors; thence by said land, Southeastwardly at right angles to Willow Street the line passing through the middle of the partition wall between the houses one hundred feet to Willow Street and along the Northwest side thereof Southwestwardly seventeen and four hundredths feet to the place of beginning.

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jameel Shamsid-Deen** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$63,234.49.

**Joshua I. Goldman**, Attorney. I.D. #205047

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-02465

ALL THAT CERTAIN unit in the property known, named and identified in The Declaration Plan referred to below as Elkins Park House; located at the Northwest corner of Old York Road and Spring Avenue, **Cheltenham Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the recording in the Office for the recording of Deeds at Montgomery County, a Declaration of Condominium dated 6/29/1973 and recorded in Deed Book 3874, Page 161; First Amendment thereto dated 10/23/1973 and recorded in Deed Book 3911, Page 123; Second Amendment thereto dated 7/25/1978 and recorded in Deed Book 4405, Page 461; Fourth Amendment thereto dated 4/2/1982 and recorded in Deed Book 4683, Page 709; Fifth Amendment thereto dated 8/6/1998 and recorded in Deed Book 4809, Page 330; Sixth Amendment thereto dated 12/8/1987 and recorded in Deed Book 4857, Page 1838; the Declaration Plan dated 2/2/1973 and recorded in Condominium Plan Book 2, Page 1 and revised 12/12/1973 and recorded in Condominium Plan Book 2, Page 44 and Page 45, revised 7/25/1978 and recorded in Condominium Plan Book 6, Page 49; Code of Regulations dated 6/29/1973 and recorded in Deed Book 3874, Page 190, First Amendment thereto dated 12/19/1973 and recorded in Deed Book 391, Page 151; Second Amendment dated 12/19/1973 and recorded in Deed Book 3915, Page 4; Third Amendment thereto dated 4/2/1982 and recorded in Deed Book 4683, Page 705; Fourth Amendment dated 8/12/1986 and recorded in Deed Book 4809, Page 324; Fifth Amendment thereto dated 7/27/1987 and recorded in Deed Book 4843, Page 506; Sixth Amendment thereto dated 12/8/1987 and recorded in Deed Book 4857, Page 1838; Seventh Amendment thereto dated 10/11/1988 and recorded in Deed Book 4902, Page, being designated as Unit 702-B as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of .5071%.

BEING the same premises which Elkins Park Associates by Deed dated 04/16/1981 and recorded 04/16/1981 in Montgomery County in Deed Book 4617, Page 547 granted and conveyed unto Edward Forman and Regina Forman, his wife, as Tenants by Entireties.

Parcel Number: 31-00-30006-98-6.

Location of property: 7900 Old York Road, #702B, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Regina Forman** at the suit of PNC Bank, N.A., s/b/m to National City Bank s/b/m to National City Mortgage Company d/b/a Eastern Mortgage Services. Debt: \$153,359.32.

**Andrew Gornall**, Attorney. I.D. #92382

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-02508

ALL THAT CERTAIN lot or piece of ground, being No. 16 on a certain plan of lots made for Francis Houston and Ellen Josephine, his wife and Edwin J. Houston, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania and described according to a survey made thereof by Thomas S. Gillin, C.E., as follows:

BEGINNING at a stake on the Northwesterly side of Francis Avenue (33 feet wide) at the distance of 516.5 feet Southwestwardly from the middle line of a public road leading from Mount Pleasant Avenue at land, late of Eugene Nice to Pennlyn Station, being also a corner of this land and Lot No. 17; thence by said 17 North 46 degrees, 15 minutes West, 150 feet to a stake in line of E.J. Houston's land; thence by said Houston's land South 43 degrees, 45 minutes West, 50 feet to a stake a corner of Lot No. 15 now or late of A. Rebecca Dettera; thence by said Lot No. 15 South 46 degrees, 15 minutes East, 150 feet to a stake set on the aforementioned Northwesterly side of Francis Avenue; thence by said side of said avenue, North 43 degrees, 45 minutes East, 50 feet to the place of beginning.

BEING the same premises that Dorothy Lee Kelly, by Deed dated 06/03/1998 and recorded 06/09/1998 in the County of Montgomery (in Book 5228, Page 1566) granted and conveyed unto Guy Meredith Hall and Naomi Clare Hall, husband and wife, his/her heirs and assigns, in fee.

BEING Lot No. 16 on said plan.

Parcel Number: 39-00-01462-00-2.

Location of property: 435 East Francis Avenue, Ambler, PA 19002.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Guy Meredith Hall and Naomi Clare Hall** 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 the VNT Trust Series 2010-2. Debt: \$211,469.11.

**Danielle Boyle-Ebersole**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-02773

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Park Place Condominium, located in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Recorder of Deeds Office of Montgomery County, a Declaration dated August 4, 1978 and recorded on October 27, 1978 in Deed Book 4356, Page 33, and amended May 22, 1979 and recorded July 12, 1979 in Deed Book 4430, Page 117, and further amended by Amendment Number 2 to the Declaration dated February 21, 1980 and recorded February 25, 1980 in Deed Book 4504, Page 85 and Declaration Plan dated April 12, 1972 and recorded on October 27, 1978 in Condominium Plan Book 6, Pages 27, 28 and 29 amended July 5, 1979 and recorded July 12, 1979 in Condominium Plan 6, Page 51 and Code of Regulations dated 1982 and 1978 and recorded October 27, 1978 in Deed Book 4356, Page 82, and amended May 22, 1979 and recorded July 12, 1979 in Deed Book 4430, Page 123 and further amended July 19, 1979 and recorded August 13, 1979 in Deed Book 4441, page 465, and further amended by Amendment Number 3 to Code of Regulations dated February 21, 1980 and recorded February 25, 1980 in Deed Book 4504, Page 88, being and designated on Declaration Plan as Unit Number A-2, as more fully described in such Declaration Plan and Declaration together with proportionate undivided interest in the common elements as defined in such declaration of 5.55 percent.

BEING the same premises which Thomas A. Zintner and Elizabeth P. Zintner, his wife by Deed recorded 12/16/1992 in Montgomery County in Deed Book 5027, Page 2013 granted and conveyed unto Thomas A. Zintner.

Parcel Number: 36-00-10329-02-1.

Location of property: 470 Dresher Road, Unit A-2, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas A. Zintner and The United States of America** at the suit of U.S. Bank National Association, as Trustee, for the Benefit of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$218,817.80.

**Joshua I. Goldman**, Attorney. I.D. #205047

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-02903

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision plan of 840 Thomas Street prepared for Applewood Partners, Inc., by Barry Isett & Associates, Inc., dated 7/25/2003 and last revised 8/18/2004, and recorded in Plan Book 24, Page 23, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 4 and in the bed of Thomas Square (common driveway) also in the bed of a sanitary sewer easement as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 4 North 34 degrees, 59 minutes, 21 seconds West crossing a storm sewer easement 105.00 feet to a point on the Southwesterly side of Jacoby Street (50.00 feet wide, to be fully vacated); thence extending along same, South 55 degrees, 00 minutes, 39 seconds East, 20.00 feet to a point, a corner of Lot No. 6; thence extending along Lot No. 6 and crossing a storm sewer easement, South 34 degrees, 59 minutes, 21 seconds West, partly through said sanitary sewer easement 105.00 feet to a point in line of Lot No. 14; thence extending along Lot Nos. 14 and 13 through said sanitary sewer easement and through Thomas Square North 55 degrees, 00 minutes, 39 seconds West, 20.00 feet to a point, a corner of Lot No.4, aforesaid; being the first mentioned point and place of beginning.

TOGETHER with the common use of Thomas Square (common driveway) for ingress, egress and regress and subject to expense of keeping same in good order and repair.

UNDER AND SUBJECT as noted on the above recorded plan, Item #10: the storm sewer easement shown on the plan will be offered for dedication to the Borough of Norristown this easement was created for the maintenance of the existing storm facility located within the proposed to be vacated Jacoby Street.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of Thomas square, dated 1/27/2006 as recorded in the Office for the Recording of Deeds in and for the county of Montgomery at Norristown, Pennsylvania in Deed Book \_\_\_, Page \_\_\_ and any amendments to the said declaration as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Melissa Marie Marshall, by Deed from Applewood Partners, Inc., dated 02/24/2006, recorded 03/06/2006 in Book 5592, Page 1383.

Parcel Number: 13-00-36736-03-4.

Location of property: 509 Thomas Circle, Norristown, PA 19401-4086.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa Marie Marshall** at the suit of Nationstar Mortgage, LLC. Debt: \$232,824.18.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-03286

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of survey showing final plan of building lots prepared for Applewood-Sawmill Valley Section 2, by Urwiler and Walter, Inc., dated 4/6/1984 and last revised 3/26/1986, as follows, to wit:

BEGINNING at a point a corner of Lot 69 on the aforesaid plan, said point being the following four courses and distances from the intersection of the center line of Sawyers Way (60 feet wide) and the center line of Applewood Court: (1) North 20 degrees, 40 minutes, 00 seconds West, 60.76 feet to a point of curve; thence (2) along the arc of a circle, curving to the left having a radius of 150 feet the arc distance of 41.44 feet to a point; thence (3) South 81 degrees, 9 minutes, 27 seconds East, 58.98 feet to a point; thence (4) North 38 degrees, 59 minutes, 42 seconds East, 90 feet to a point, a corner of Lot 69, said point being the point and place of beginning; thence South 38 degrees, 59 minutes, 42 seconds West, 18 feet to a point; thence South 50 degrees, 00 minutes, 18 seconds East, 60 feet to a point; thence North 38 degrees, 59 minutes, 42 seconds East, 18 feet to a point; thence North 50 degrees, 00 minutes, 18 seconds West, 60 feet to the first mentioned point and place of beginning.

BEING Lot 69 on aforementioned plan building O.

BEING the same premises which Scott Hybiske and Sandra Hybiske, husband and wife by Deed dated 12/26/2005 and recorded 12/29/2005 in Montgomery County in Deed Book 5584, Page 2789 granted and conveyed unto Stephen L. Christo and Lemma H. Christo, husband and wife.

Parcel Number: 36-00-00071-04-6.

Location of property: 9 Applewood Court, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jemma H. Christo and Stephen L. Christo** 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: \$252,592.91.

**David Fein**, Attorney. I.D. #82628

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-03312

ALL THAT CERTAIN one-half of a double brick dwelling house known as No. 11 East Fourth Street, situate in the Third Ward (formerly Ninth Ward) of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described by recent survey by Ralph E. Shaner & Son Company, dated October 29, 1969, as follows, to wit:

BEGINNING at a corner on the Northerly side of East Fourth Street (50 feet wide) and distant along the same from a point marking the Northwestern property line intersection of the aforesaid East Fourth Street and North York Street (50 feet wide) North 54 degrees, 52 minutes West, 390.29 feet (erroneously described in prior deeds as 360 feet); thence from said point of beginning continuing along the Northerly side of East Fourth Street, North 54 degrees, 52 minutes West, 20.00 feet to a corner of No. 9 East Fourth Street; thence along the same on a course passing through the center of a partition wall of a double brick dwelling, North 34 degrees, 53 minutes East, 140.00 feet to a corner on the Southerly side of a given 20 feet wide public alley; thence along the same South 54 degrees, 52 minutes East, 20.61 feet to a corner and South 35 degrees, 08 minutes West, 140.00 feet to a corner and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leeann Demito, by Deed from Alan A. Sanders, as Power of Attorney for William J. Hnath Trustee of the William J. Hnath Trust, dated 03/30/2007, recorded 04/25/2007 in Book 5644, Page 01762.

Parcel Number: 16-00-09756-00-2.

Location of property: 11 East 4th Street, Pottstown, PA 19464-5215.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leeann T. Demito a/k/a Leeann Demito** at the suit of JP Morgan Chase Bank, National Association. Debt: \$64,585.29.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-03313

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Oreland, **Springfield Township**, Montgomery County, Pennsylvania, described according to a certain plan of "Sunnybrook", made for John P. Henrie by Barton & Martin, Registered Engineers on September 14, 1938, said plan being recorded in Deed Book No. 1264, Page 600, and more fully described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Allen Road (40 feet wide) at a distance of 75.02 feet from the Southeasterly side of Meadow Lane (40 feet wide); thence extending along the said side of Allen Road, South 54 degrees, 6 minutes, 30 seconds, East, 65 feet to a point; thence extending South, 35 degrees, 53 minutes, 30 seconds, West, 130 feet to a point; thence extending North 54 degrees, 6 minutes, 30 seconds West, 65 feet to a point; thence extending North, 35 degrees, 53 minutes, 30 seconds East, 130 feet to the aforesaid side of Allen Road, and the first mentioned point and place of beginning (being known as Lot 10, Block "F" on the aforesaid plan and also No. 1512 Allen Road).

UNDER AND SUBJECT to certain Conditions and Restrictions of record in Deed Book No. 1284, Page 372, &c. BEING known as Lot 10, Block "F" on the aforesaid plan and also No. 1512 Allen Road.

TITLE TO SAID PREMISES IS VESTED IN George A. Martin, by Deed from James R. Chestnut, by his Attorney in Fact Sallie B. Chestnut, by Power of Attorney dated May 27, 2004 and intended to be recorded and Sallie B. Chestnut, individually, dated 05/28/2004, recorded 06/24/2004 in Book 5513, Page 932.

Parcel Number: 52-00-00136-00-1.

Location of property: 1512 Allen Road, Oreland, PA 19075-2221.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George A. Martin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$200,698.21.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-04581

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, Civil Engineer, as follows, to wit:

BEGINNING at a stake on the Westerly side of Trewellyn Avenue at the distance of two hundred and twenty-four feet and eighty-eight one-hundredths of a foot Southerly from the Southerly side of Gwynedd Avenue; thence South sixty-two degrees, thirty-six minutes West, one hundred fifty feet to a stake on the Easterly side of a twenty foot wide alley; thence by said side of said alley, South twenty-seven degrees, twenty-four minutes East, thirty-five feet to a stake; thence North sixty-two degrees, thirty-six minutes East, one hundred and fifty feet to a stake set on the Westerly side of Trewellyn Avenue, passing through the well between this lot and the adjoining lot; thence by said side of said Avenue, North twenty-seven degrees, twenty-four minutes West, thirty-five feet to the place of beginning.

BEING the same premises which Jeremiah P. Delaney, Sheriff of Montgomery County by Deed dated April 30, 1979 and Recorded in the Recorder of Deeds Office in Montgomery County, at Norristown, Pennsylvania on May 4, 1979 in Deed Book 4407, Page 373 granted and conveyed unto Gerald G. Collom and Agnes G. Collom, his wife, in fee.

TOGETHER with the right and privilege of the use of the well situated on the line between this lot and the adjoining lot, subject to the obligation and liability of one-half of the repair of said well.

TITLE TO SAID PREMISES IS VESTED IN Warren F. Gunn, by Deed from Gerald G. Collom and Agnes G. Collom, his wife, dated 06/04/1979, recorded 06/06/1979 in Book 4417, Page 51.

Parcel Number: 39-00-04519-00-5.

Location of property: 1062 Trewellyn Avenue, Penllyn, PA 19422.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Estate of Warren F. Gunn and Sheila Gunn, Executrix and Heir of The Estate of Warren F. Gunn** at the suit of Generation Mortgage Company. Debt: \$187,705.36.

**Chandra Arkema**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-04911

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Hiltner & Hitchcock, C.E., as follows:

BEGINNING at a point on the Northwesterly side of Juniper Street at the distance of 270 feet Northeastwardly from Freedley Street a corner of this and other property of Frank Diamond; thence Northwestwardly along: Frank Diamond's other property 134 feet to the Southeasterly side of a 20 foot wide public alley; thence along said side of said alley Northeastwardly 31.35 feet to other land of Frank Diamond; thence Southeastwardly the line passing through the middle of the partition wall between this house and other house of Frank Diamond 140 feet more or less to the Northwesterly side of Juniper Street aforesaid; thence along the said side of Juniper Street Southwestwardly 30 feet to the place of beginning.

BEING the same premises which B.S. Bailey and J. Thomas Bailey, Co-Executors of the Estate of June B. Bailey, Deceased by Deed dated 08/16/2004 and recorded 9/30/2004 in Montgomery County in Deed Book 5527, Page 1133 granted and conveyed unto Jeffrey Jamison.

Parcel Number: 13-00-17980-00-7.

Location of property: 1507 Juniper Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dorothy A. Jamison, as Executrix of The Estate of Jeffrey Jamison, Deceased** at the suit of U.S. Bank, National Association, Trustee for The Pennsylvania Housing Finance Agency. Debt: \$130,728.89.

**David Fein**, Attorney. I.D. #82628

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-04945

PREMISES "A"

ALL THAT CERTAIN tract or piece of land, situate in **Upper Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey made March 29, 1949 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the middle of Deep Creek Road, a corner of this and land of Arthur Wood; thence in and through said Deep Creek Road South eighty-four degrees, forty-five minutes West, seventy-two and six-tenths feet to an iron pin; thence still in and through the Deep Creek Road North eighty degrees, forty-five minutes West one hundred sixty-five and two-tenths feet to an iron pin, a corner of land of Earl E. and Erma Supplee, of which this was a part; thence along said land North twelve degrees, four minutes East, six hundred five and six-tenths feet to a point in the middle of Deep Creek; thence in and through the middle of said Deep Creek Easterly one hundred twenty-two and eight-tenths feet more or less to a point a corner of this and land of Arthur Wood; thence along said land South two degrees, West six hundred two and twenty-five one-hundredths feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN tract or piece of land, situate in the Township, County and Commonwealth of Pennsylvania, aforesaid, bounded and described according to a survey made September 22, 1955, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the middle of Deep Creek Road a corner of this and land of Arthur Wood; thence in and through said Deep Creek Road South, eighty-four degrees, forty-five minutes West, seventy-two and six-tenths feet to an iron pin a corner; thence still in and through said Deep Creek Road, North eighty degrees, forty-five minutes West, one hundred sixty-five and two-tenths feet to an iron pin a corner of land of now or late Earl E. Supplee or which this was a part; thence along said land North twelve degrees, four minutes East, three hundred feet to an iron pin; thence South eighty degrees, forty-five minutes East, one hundred eighty-two feet to an iron pin a corner of this and land of Arthur Wood; thence along said land South two degrees, West, two hundred eighty-three and seventy-six one-hundredths feet to the place of beginning.

TOGETHER with the right of entrance and egress over the easement private driveway shown on that plan. Being a 16 foot wide plot running along the Eastern boundary line of plots 1, 2 and 3.

PREMISES "B"

ALL THAT CERTAIN tract: or piece of land, situate in **Upper Frederick Township**, County of Montgomery, State of Pennsylvania, as included within a survey made March 29, 1949, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the middle of Deep Creek Road, a corner of this and land late of Arthur Wood; thence in and through said Deep Creek Road, South eighty-four degrees, forty-five minutes West, seventy-two and six-tenths feet to an iron pin; thence still in and through said Deep Creek Road North eighty degrees, forty-five minutes West, sixty and thirty-seven hundredths feet to a point; thence ground through approximately the middle of Lots 1 and 2 as shown on said plan in a course North twelve degrees, four minutes East, three hundred feet more or less to the Southern boundary line of Lot No; 3; thence South eighty degrees, forty-five minutes East, ninety-one feet more or less to land now or late of Arthur Wood, along said land South two degrees West, two hundred and eighty-three, seventy-six hundredths feet to the point and place of beginning.

BEING the same premises which Mary S. Kee by Deed dated 04/30/2007 and recorded 05/11/2007 in Montgomery County in Deed Book 5646, Page 2674 granted and conveyed unto Harley D. Miller.

Parcel Numbers: 55-00-00448-00-1 and 55-00-00445-00-4.

Location of property: 2823 Deep Creek Road, Green Lane, PA 18054.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Harley D. Miller** at the suit of Green Tree Servicing, LLC. Debt: \$194,165.05.

**Joshua I. Goldman**, Attorney. I.D. #205047

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-05511

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **West Norritown Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain plan of a portion of Burnside Estates, made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated 12/15/1950 and last revised 4/13/1952 which plan is recorded at Norristown in the aforesaid office on 12/31/1952 in Deed Book 1958, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Union Street (50 feet wide) which point is a corner of Lots 29 and 30 Block C, of said plan; thence extending along said Lot 28, Block C, North 44 degrees, 05 minutes East, one hundred forty-one and seventy-four one-hundredths feet to a point in line of Lot 27, Block C; thence extending partly along Lot 27 and 26 Block C, North 33 degrees, 46 minutes West, fifty-seven feet to a point a corner of Lot No. — Block C; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along same South 45 degrees, 55 minutes East, fifty-five feet to the place of beginning.

BEING Lot 30 Block C on said plan.

TITLE TO SAID PREMISES IS VESTED IN Boris Kindij and Nina J. Kindij, h/w, by Deed from Nina J. Kindij, a married woman, dated 05/02/2005, recorded 05/12/2005 in Book 5553, Page 2607.

Parcel Number: 63-00-08539-00-2.

Location of property: 25 Union Street, Norristown, PA 19403-2822.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Boris Kindij and Nina J. Kindij a/k/a Nina Jiang Kindij** at the suit of Citimortgage, Inc. Debt: \$114,241.72.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-05544

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

BEING Lot No. 151.

TITLE TO SAID PREMISES VESTED IN Edward V. Shepherd and Candace J. Shepherd, husband and wife by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 01/28/05 and recorded on 02/08/05 in the Montgomery County Recorder of Deeds in Book 05543, Page 0184.

Parcel Number: 42-00-01101-70-2.

Location of property: 202 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward V. Shepherd and Candace J. Shepherd** 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: \$247,156.56.

**Patrick J. Wesner**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-05844

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision for Amanda Varconda, prepared by Meixner, Civil Engineer and Surveyors dated April 28, 1975, last revised September 3, 1975, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book C-14, Page 14, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mingo Road, (60.00 feet wide), which point is at the distance of 182.84 feet measured North 76 degrees, 06 minutes, 30 seconds East, along the said Southeasterly side of Mingo Road from a point on the same, which last mentioned point is at the distance of 31.34 feet measured South 30 degrees, 44 minutes East, through the bed of Mingo Road from a point on the center line of the same, which last mentioned point is at the distance of 398.54 feet measured South 76 degrees, 06 minutes, 30 seconds West, along the said center line of Mingo Road from an angle point on the same, which last mentioned angle point is at the distance of 456.68 feet measured North 79 degrees, 04 minutes West along the center line of same from a nail on the same and which last mentioned nail is at the distance of 366.58 feet measured North 79 degrees, 17 minutes West along the said center line of Mingo Road, from its point of intersection with the center line of Yeager Road (no width given), as shown on said plan; thence extending from said point of beginning, North 76 degrees, 06 minutes, 30 seconds East, along the said Southeasterly side of Mingo Road, the distance of 182.84 feet to a point a corner of Lot Number 3, as shown on said plan; thence extending South 30 degrees, 44 minutes East along Lot Number 3, the distance of 367.80 feet to a point, a corner in line of lands now or late of Philadelphia Electric Company, as shown on said plan; thence extending South 46 degrees, 16 minutes West along said land the distance of 179.60 feet to a point, a corner of Lot Number 1, as shown on the said plan; thence extending North 30 degrees, 44 minutes West along Lot Number 1, the distance of 461.18 feet to a point on the said Southeasterly side of Mingo Road, being the first mentioned point and place of beginning.

BEING Lot Number 2, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank E. Richards and Mary Louise Richards, his wife, by Deed from Amanda Varconda, dated 06/26/1979, recorded 06/27/1979 in Book 4424, Page 1.

Parcel Number: 61-00-03725-00-3.

Location of property: 292 Mingo Road, Royersford, PA 19468-3113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Louise Richards and Frank E. Richards** 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: \$235,431.28.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-06023

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township** Montgomery County, Pennsylvania described according to a survey made by William T. Muldrew, dated March 12, 1920, as follows, to wit:

BEGINNING in the center line of Woodland Road (33 feet wide) at the distance of 166 and 83 feet Northwest from the middle line of Huntington Road (33 feet wide) thence North 75 degrees, 25 minutes West, 100 and 62 one-hundredths feet to a point; thence North 35 degrees, seventeen minutes, thirty seconds East, four hundred twenty-four and seventy-one, one-hundredths feet to a point; thence South fifty degrees, forty-eight minutes, thirty seconds East, ninety and thirty-eight one-hundredths feet to a stone; thence South thirty-seven degrees, fifty-five minutes West, one hundred thirty-six and seventy-seven one-hundredths feet to a stone; thence South thirty-two degrees, fifty-five minutes West, two hundred and forty-six and fifty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which George G. Shelps and Margarita L. Shelps, husband and wife, by Deed dated April 12, 2002 and recorded April 23, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5404, Page 1028, granted and conveyed unto George G. Shelps, Individually.

Parcel Number: 30-00-73188-00-6.

Location of property: 1815 Woodland Avenue, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **George G. Shelps** at the suit of Deutsche Bank National Trust Company, as Trustee Morgan Stanley ABS Capital I Inc. Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$249,950.31.

**Kevin P. Diskin**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-06095

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and known as Lot No. 38, Section D on Plan of Lots of Barry Heights Development Company, recorded at Norristown in Deed Book 980/600, and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Glenwood Avenue (33 feet wide) at the distance of 60 feet Southwestwardly from the Southwesterly side of Arcidia Avenue (33 feet wide); thence extending along Lot No. 37 South 48 degrees, 10 minutes East, 175 feet to a point; thence extending South 41 degrees, 50 minutes West, 50 feet to a point; thence extending along Lot No. 39, North 48 degrees, 10 minutes West, 175 feet to a point on the Southeasterly side of Glenwood Avenue; and thence extending along the said side of Glenwood Avenue, North 41 degrees, 50 minutes East, 50 feet to the first mentioned point and place of beginning.

BEING the same premises which James C. Farrell and Lorraine C. Farrell, his wife by Deed dated 08/15/2008 and recorded 08/27/2008 in Montgomery County in Deed Book 5705, Page 0116 granted and conveyed unto Michael Henry and Mary Ann Henry, his wife. And, the said Mary Ann Henry departed this life on 11/21/2009, vesting title solely in Michael Henry as Surviving Tenant by the Entireties as of the date of her death.

Parcel Number: 43-00-05650-00-4.

Location of property: 103 Glenwood Avenue, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Henry and Mary Ann Henry and The United States of America** 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: \$226,840.02.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-06348

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Daniel Pellechio by Urwiler & Walter, Inc., dated 4/28/1986, last revised 12/14/1987 and recorded in Plan Book A-49, Page 438, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Court B (no width given), a corner of this and Lot No. 15 on said plan; thence extending from said point of beginning and along the Southwesterly side of Court B, aforesaid, North 88 degrees, 39 minutes, 49 seconds East, 20.00 feet to a point, a corner of Lot No 17 on said plan; thence extending along the same, crossing Easement B, South 01 degrees, 20 minutes, 11 seconds East, 125.00 feet to a point in line of open area; thence extending along the same, South 88 degrees, 39 minutes, 49 seconds West, 20.00 feet to a point, a corner of Lot No. 15, aforesaid; thence extending along the same, re-crossing Easement B, North 01 degrees, 20 minutes, 11 seconds West, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph Kaczorowski and Jennifer Kaczorowski, h/w, by Deed from MFSC Properties, LLC, dated 12/09/2004, recorded 01/04/2005 in Book 5539, Page 371.

Parcel Number: 38-00-00216-21-4.

Location of property: 16 Berger Lane, Schwenksville, PA 19473-2318.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Kaczorowski and Jennifer Kaczorowski** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$152,964.45.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-06373

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, described on lot line change plan made for Steven J. and Pamela C. Barrer, dated 10/30/2000 and last revised 4/18/2001, made by Charles E. Shoemaker, Inc., of Abington, Pennsylvania, and recorded in Plan Book A-60, Page 332 as follows, to wit:

BEGINNING at the point on the Northeasterly ultimate right-of-way line of Welsh Road (Sr-0063), which point is made on an arc of the circle curving to the right with a radius of 40 feet arc distance of 58.31 feet from a point on the Northwesterly side of Valley Road; thence extending along said point of beginning and along Welsh Road North 51 degrees, 38 minutes, 00 seconds West, 170.43 feet to a corner of land now or late of Anthony Trentalange; thence extending along said land, North 36 degrees, 40 minutes, 00 seconds East, 177.52 feet to a corner of Parcel B on said plan; thence extending along same South 53 degrees, 20 minutes, 00 seconds East, 231.12 feet to a point on the Northwesterly side of Valley Road; thence along the same the following three courses and distances: (1) South 41 degrees, 44 minutes, 00 seconds West, 138.60 feet to a point; (2) South 44 degrees, 51 minutes, 00 seconds East, 54.28 feet to a point of curve; and (3) on an arc of a circle curving to the right with a radius of 40 feet, an arc distance of 58.31 feet to a point on the Northeasterly side of Welsh Road and being the first mentioned point and place of beginning.

BEING known as Parcel "A" on said plan.

BEING the same premises which Gladys Mugwanga and Mercy Lartey by Deed dated 06/05/2007 and recorded 07/18/2007 in Montgomery County in Deed Book 5656, Page 388 granted and conveyed unto Geoffrey Mugwanga and Evelyn E. Harris.

Parcel Number: 41-00-09991-00-3.

Location of property: 975 Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Evelyn E. Harris, Mercy Lartey and Geoffrey Mugwanga** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2007-13, Mortgage Pass-Through Certificates, Series 2007-13. Debt: \$647,732.86.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-08068

ALL THAT CERTAIN message and lot or 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 Southeast side of George Street at a distance of 48 feet, 04 inches more or less from the South corner of said George and Airy Streets, being a corner of this and a house and lot now or late of John Jamison in the middle of the partition wall between the houses; thence Southeasterly through the middle of the said partition wall 81 feet to the Northwest side of a four feet wide alley laid out by the said Jamison for the common use of this and the adjoining lots; thence along said side of said alley Southwesterly 16 feet more or less to a corner of this and other land now or late of D. Leroy Fronefield's ground; thence along the line of Fronefield's ground Northwesterly 81 feet, more or less to the Southeast side of said George Street, aforesaid; thence along the said side of George Street Northeasterly 16 feet more or less to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Robert C. Funderburk, Jr. by Deed from James Mccutcheon and Laura Mccutcheon, husband and wife dated 03/09/09 and recorded 03/13/09 in the Montgomery County Recorder of Deeds in Book 5724, Page 754.

Parcel Number: 13-00-12984-00-8.

Location of property: 318 George Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert C. Funderburk, Jr.** at the suit of GMAC Mortgage, LLC. Debt: \$103,368.79.

**Patrick J. Wesner**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-08102

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Charles H. Mebus, Civil Engineers, dated August 10, 1932, revised October 4, 1937 and October 26, 1942, as follows, to wit:

BEGINNING at a point in the center line of Tyson Avenue (20 feet wide) a corner of lands now or late of Albert J. Brown and now or late of George Renninger, at a distance of South 45 degrees, 12 minutes, 10 seconds West, 245.99 feet from a stone (a corner of lands of said Albert J. Brown and lands now or late of J. Charles Runk), in the Southwest wide of Mount Carmel Avenue (50 feet wide) (if produced Southwestwardly across Mount Carmel Avenue); thence along the center line of Tyson Avenue South 47 degrees, 02 minutes, 30 seconds East, 127.67 feet to a point a corner of other lands now or late of the Allegheny Realty Company; thence by other lands of the Allegheny Realty Company, South 42 degrees, 57 minutes, 30 seconds West, 52.55 feet to a point, a corner of said side of the said Allegheny Realty Company; thence along lands of the Allegheny Realty Company and lands now or late of Charles D. Cleaver, South 47 degrees, 02 minutes, 30 seconds East, 47.12 feet to a point a corner of said lands of Charles D. Cleaver; thence continuing by the said lands of Charles D. Cleaver, North 42 degrees, 57 minutes, 30 seconds East, 52.55 feet to the middle of Tyson Avenue (28 feet wide) and in line of lands of Charles D. Cleaver; thence still along the middle line of the said Tyson Avenue (28 feet wide) and by lands of said Charles D. Cleaver and other lands of the Allegheny Realty Company, South 47 degrees, 02 minutes, 30 seconds East, 59.98 feet to a point a corner of lands now or late of James T. S. Hoffner; thence by the last mentioned lands South 38 degrees, 21 minutes, 40 seconds West, 97.66 feet to a point in the Northeast right-of-way line of tile said railroad by a line curving to the right with a radius of 1195.89 feet the arc distance of 254.52 feet passing over three rail monuments to a point, a corner of lands now or late of George D. Heist; thence by lands now or late of George D. Heist, North 45 degrees, 12 minutes, 10 seconds East, 25.19 feet to the place of beginning.

EXCEPTING AND RESERVING thereout and therefrom all that certain lot or piece of ground, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania.

BEGINNING at a point in the center line of Tyson Avenue (28 feet wide), said point being a corner of land now or late of Albert J. Brown and land now or late of George Renninger, at the distance of 14.01 feet measured South 45 degrees, 12 minutes, 10 seconds West from a stone on the Northeasterly side of Tyson Avenue, said stone being at the distance of 231.98 feet measured South 45 degrees, 12 minutes, 10 seconds West from a stone on the Southwest side of Mount Carmel Avenue (50 feet wide), this last mentioned stone being 79.17 feet measured South 47 degrees, 07 minutes, 30 seconds East from the intersection which the said side of Mount Carmel Avenue makes the centerline of Roslyn Avenue (50 feet wide) (produced); thence along the said center line of Tyson Avenue South 47 degrees, 02 minutes, 30 seconds East, 127.67 feet to a point; thence partly along land now or late of Allegheny Realty Company South 42 degrees, 57 minutes, 30 seconds West, 70.38 feet to a point in the Northeasterly right-of-way line of Northeast Pennsylvania Railroad; thence extending Northwestwardly along the said right-of-way line by a line curving to the right with a radius of 1195.89 feet the arc distance of 136.43 feet to a point; thence along land now or late of George D. Heist, North 45 degrees, 12 minutes, 10 seconds East, 25.19 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN William C. Hartman, II and Susan E. Hartman, as Tenants by the Entirety by Deed from Henry A. McGough and Robert E. Felton, by his agent Henry A. McGough, pursuant to a Power of Attorney recorded in POA Book 213, Page 545, and Francine T. Felton, by her agent Henry A. McGough, pursuant to a Power of Attorney recorded in POA Book 213, Page 549, dated 11/1/02 and recorded 02/20/03 in the Montgomery County Recorder of Deeds in Book 5447, Page 205.

Parcel Number: 31-00-26968-00-1.

Location of property: 306 South Tyson Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William C. Hartman, II and Susan E. Hartman** at the suit of GMAC Mortgage, LLC. Debt: \$200,136.76.

**Patrick J. Wesner**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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



12-08555

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted in the Provision of the Uniform Condominium Act, 69 PA C.S. §101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 4/8/1996 and recorded on 4/9/1996 in Deed Book 5144, Page 1226, and a First Amendment thereto dated 6/15/1996 and recorded on 6/18/96 in Deed Book 5151, Page 348; and a Second Amendment thereto dated 8/9/96 and recorded on 8/26/1996 in Deed Book 5158, Page 2478 and a Third Amendment thereto dated 1/17/1997 and recorded 1/24/1997 in Deed Book 5176, Page 741 and a restated Third Amendment thereto dated 3/5/1997 in Deed Book 5179, Page 407 and a Fourth Amendment thereto dated 7/17/1997 and recorded 8/14/1997 in Deed Book 5194, Page 1141 and a Fifth Amendment thereto dated 11/3/1997 and recorded 11/3/1997 in Deed Book 5205, Page 441 and a Sixth Amendment thereto dated 5/26/1998 and recorded 5/28/1998 in Deed Book 5227, Page 425 and a Seventh Amendment thereto dated 9/23/1998 and recorded 10/2/1998 in Deed Book 5242, Page 1990 and an Eighth Amendment thereto dated 2/26/1999 and recorded 3/31/1999 in Deed Book 5251, Page 2094 and a Ninth Amendment thereto dated 5/24/1999 and recorded 5/27/1999 in Deed Book 5273, Page 795 and a Tenth Amendment thereto dated 6/11/1999 and recorded 6/17/1999 in Deed Book 5275, Page 2241 and an Eleventh Amendment thereto dated 8/4/1999 and recorded 9/9/1999 in Deed Book 6287, Page 1041 and a Twelfth Amendment thereto dated 9/10/1999 and recorded 9/22/1999 in Deed Book 5289, Page 290 and Thirteenth Amendment thereto dated 10/17/1999 and recorded 11/17/1999 in Deed Book 5297, Page 141 and a Fourteenth Amendment thereto dated 1/10/2000 and recorded 1/14/2000 in Deed Book 5803, Page 1914 and a Fifteenth Amendment thereto dated 1/20/2000 and recorded 2/15/2000 in Deed Book 5307, Page 283 and a Sixteenth Amendment thereto dated 3/6/2000 and recorded 3/8/2000 in Deed Book 5309, Page 1941.

BEING the same premises which Scott P. Martin by Deed dated 02/26/2007 and recorded 03/13/2007 in Montgomery County in Deed Book 5642, Page 1846 granted and conveyed unto Scott P. Martin and Dana Martin, husband and wife.

Parcel Number: 23-00-00274-46-9.

Location of property: 902 Muhlenberg Drive, Condominium 1706, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dana Martin and Scott P. Martin** at the suit of Green Tree Consumer Discount Company. Debt: \$180,494.18.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-08703

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

BEGINNING at a point the intersection of the middle of Valley Road and Cloverly Lane (formerly Woodland Road); thence along the center line of Valley Road North 57 degrees, 33 minutes East, 88.55 feet; thence still along the same North 71 degrees, 10 minutes East, 235.26 feet; thence North 22 degrees, 20 minutes West, 95.43 feet; thence North 47 degrees, 2 minutes West, 118.74 feet; thence North 70 degrees, 18 minutes West, 282.46 feet to a point in the center line of Cloverly Lane (formerly Woodland Road); thence along the center line of same South 9 degrees, 8 minutes West, 152.82 feet to a point, still by the same South 21 degrees, 38 minutes East, 263.10 feet to beginning.

BEING the same premises which Robert J. McAleer Administrator of the Estate of Jean McAleer, a/k/a Jean C. McAleer, Deceased by Deed dated 08/20/2003 and recorded 09/15/2003 in Montgomery County in Deed Book 5473, Page 581 granted and conveyed unto Nechama Kaufman.

Parcel Number: 30-00-69736-00-2.

Location of property: 116 Valley Road, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Nechama Kaufman** 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: \$485,710.58.

**Andrew Gornall**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-08953

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

BEGINNING at a point in the Northerly side of King Street, East of Warren Street, in a line with lands now or late of Thomas G. Rutter; thence along the said latter lands Northerly 140 feet to the side of a 20 feet wide alley; thence along the said alley Westerly 15 feet to a corner of lands now or late of Libbie Mayberry; thence along said lands Southerly 140 feet, passing through the center of a 3 feet wide party alley, dividing the brick dwelling on the herein conveyed premises from the adjoining dwelling, to the aforesaid side of King Street; thence along said King Street, Easterly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George Cochran, by Deed from Larry E. Pickar, Sr. and Teresa M. Pickar, a/k/a, Teresa M. Marble, h/w, dated 03/29/2005, recorded 05/06/2005 in Book 5553, Page 843.

Parcel Number: 16-00-18032-00-6.

Location of property: 621 King Street, Pottstown, PA 19464-5709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George Cochran** at the suit of Deutsche Bank National Trust Company, as Trustee of Morgan Stanley Mortgage Loan Trust 2005-4. Debt: \$64,753.40.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-09042  
PREMISES "A"

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey thereof made by C. Raymond Weir, Registered Engineer, on 9/3/1958, as follows:

BEGINNING at a point in the center line of Ambler Road (40 feet wide) at the distance of 224.80 feet Northwestwardly from the intersection of the center line of Ambler Road with the center line of Bethlehem Pike (60 feet wide); thence extending South 26 degrees, 59 minutes West, 169.20 feet to a point at an iron pin; thence mending South 9 degrees, 54 minutes East, 141.77 feet to a point an iron pin; thence extending South 36 degrees, 57 minutes, 30 seconds West, 322.44 feet to a point, an iron pin; thence extending North 55 degrees, 5 minutes, 30 seconds West, 185.40 feet to a point, an iron pin; thence extending North 8 degrees, 19 minutes, 30 seconds West, 316.37 feet to a point an iron pin; thence extending North 84 degrees, 35 minutes, 30 seconds East, 71.34 feet to a point an iron pin; thence extending North 14 degrees, 48 minutes East, 142.60 feet to a point an iron pin; thence extending North 79 degrees, 26 minutes East, 139.23 feet to a point in the center line of Ambler Road; thence extending South 21 degrees, 55 minutes East, (along the center line of Ambler Road) 19.58 feet to a point, an angle on said road; thence extending South 83 degrees, 10 minutes East (still along the center line of said road) 193.73 feet to the first mentioned point and place of beginning.

CONTAINING 3.799 acres be the same more or less.

PREMISES "B"

ALL THAT CERTAIN tract or parcel of land, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, as shown on a subdivision plan prepared for The Estate of Alexander Abels, dated 5/3/1983 and last revised 11/10/1983 and recorded in Plan Book A-45, Page 106 in and for Montgomery County at Norristown, Pennsylvania as prepared by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an interior point a corner of this and land of Donald B. Crawford in line of land of D. R. Kerstetter, to whom this is being conveyed, which said point of beginning is located North 84 degrees, 49 minutes, 45 seconds West, 279.47 feet from a point on the Northwesterly right-of-way line of Bethlehem Pike, 60 feet wide; thence from the point of beginning along land of Donald P. Crawford South 84 degrees, 49 minutes, 45 seconds East, 34 feet to a point a corner of other land of The Estate of Alexander Abels, of which this was a part, thence through and along the same the three following courses and distances to wit: (1) South 5 degrees, 10 minutes, 15 seconds West, 36 feet to an angle point; (2) South 55 degrees, 5 minutes East, 135.41 feet to an angle point; (3) South 3 degrees, 55 minutes, 20 seconds West, 77.96 feet to a point a corner in line of land of Carpenter Ventures, Inc. A/L; thence along the same and along land of Joseph A. and Virginia B. Pugliese, Walter O. and Anna E. Thaler, C. Dwayne and Margaret E. Sloan, Augustus and Phyllis Lagomarsino, and Howard E. Hill North 86 degrees, 30 minutes, 30 seconds West, 357.73 feet to a stone monument in line of land of B. R. Kerstetter, to whom this is being conveyed; thence along the same North 52 degrees, 0 minutes, 30 seconds East, 280.10 feet to the point and place of beginning.

CONTAINING in area 38,643.38 square feet or .887 acres of land being the same more or less.

BEING AS TO PREMISES "A" Parcel No. 54-00-00397-00-8.

BEING AS TO PREMISES "B" Parcel No. 54-00-00397-10-7.

BEING the same premises which Edward L. Rubin and Ilene N. Moore, by Deed dated June 26, 2006, and recorded July 17, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 2608, Page 928, granted and conveyed unto Denis Stewart and Patricia Stewart, Tenants by the Entirety, in fee.

Parcel Numbers: 54-00-00397-00-8 and 54-00-00397-10-7.

Location of property: 465 Ambler Road, Fort Washington, PA 19034.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Denis Stewart and Patricia Stewart** at the suit of ING Bank, FSB. Debt: \$1,195,590.70.

**Sarah E. Ehasz**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-09183

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania and described accordingly to a survey made for Hillview Development Company, H.D. Herbert, R.E., dated October 1944, as follows:

BEGINNING at a point in the Northwestern side of Noble Street (66.00 feet wide) at the distance of one hundred thirty-eight feet Southwestwardly from the Southwest side of Beech Street (66.00 feet wide).

CONTAINING in front or breadth on the said side of Noble Street, thirty-three feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Noble Street one hundred seventy feet, eight and three-eighths inches to a certain twenty feet wide alley which runs Northeastwardly and Southwestwardly from Beech Street to Elm Street, the Southwest side line thereof passing partly through the center line of a party wall between these premises and the premises adjoining on the Southwest. Being Lot Number 2 Block "A" on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert Keith Wanamaker by Deed from Anna L. Wanamaker and Robert Keith Wanamaker dated 09/22/2005, recorded 09/23/2005 in Deed Book 5572, Page 673.

Parcel Number: 13-00-28080-00-5.

Location of property: 821 Noble Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Keith Wanamaker** at the suit of Bank of America, N.A. Debt: \$141,767.86.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-09198

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Hatboro Borough** (formerly the Township of Upper Moreland), County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, September 12, 1919 known as Hatboro Manor and recorded in Plan Book 748, Page 600, as follows, to wit:

BEGINNING at a point in the center line of Manor Road at the distance of 396.88 feet Northwest of the intersection of the center lines of Manor Road and Warminster Street; thence along Lot No. 17 of this tract South 36°, 20' West, 149.11 feet to a corner; thence by Lot No. 14 North 61°, 33' West, 63.08 feet to a corner; thence on a line between this and the adjoining property and passing through the center of a party wall North 40°, 36', 40" East, 159.99 feet to the center line of Manor Road; thence along the same, on a curve, to the left radius of 717.42 feet the arc distance of 50.59 feet to the place of beginning.

BEING the Easterly portion of Lot No. 16 on the above mentioned plan.

Parcel Number: 08-00-03709-00-9.

Location of property: 310 Manor Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronny J. Martin** at the suit of Bank of America, N.A. Debt: \$123,565.59.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-09296

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, and numbered according to the plan of numbering houses in said Borough, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of the Boulevard (now called Harding Boulevard), at the distance of three hundred eleven and twelve one-hundredths feet Northwest from the North corner of Markley Street and Harding Boulevard, being a corner of this and premises adjoining, now or late of Henry C. Missimer and known as #327 Harding Boulevard; thence Northwest side of Harding Boulevard, the distance of twenty-one and twenty-one one-hundredths feet on a curved line whose radius is three hundred twenty and seven one-hundredths feet to a corner of this premises adjoining now or late of Henry C. Missimer, and known as #331 Harding Boulevard; thence Northeast along the line of the adjoining property and passing through the middle of the partition wall between the premises hereby conveyed and the adjoining premises known as #331 Harding Boulevard, ninety-two and fifty-one one-hundredths feet to a bend in said division line, thence still along the line adjoining property #331 Harding Boulevard, Northeastly fifty-three and sixty-five one-hundredths feet to the rear line of lots on said plan facing James Street; thence Southeastly along the rear line of said lots facing James Street, twenty-one feet to a line of adjoining property known as #327 Harding Boulevard; thence along the line of property adjoining, known as #327 Harding Boulevard, Southwestly fifty-seven and eighty-two one-hundredths feet to a bend in the division line between the premises hereby conveyed known as #329 Harding Boulevard and the premises adjoining known as #327 Harding Boulevard; thence still by said division line, Southwestly ninety-seven and ninety-six one-hundredths feet to the place of beginning.

BEING the same premises which Scot Reid, by Deed dated June 15, 2004, and recorded on June 15, 2004, in Montgomery County Record Book 5511, at Page 2303 granted and conveyed to Gary Reid and Dawn Reid.

Parcel Number: 13-00-15512-00-9.

Location of property: 329 Harding Boulevard, Borough of Norristown, County of Montgomery, PA.

The improvements thereon are: Two story, semi-detached, single family residential dwelling.

Seized and taken in execution as the property of **Gary Reid and Dawn Reid** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2007-1 Asset-Backed Notes. Debt: \$181,151.68.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-09467

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

BEGINNING at a point on the Northwestern side line of Pennypacker Drive (66 feet wide) said point being the following three courses and distances from the terminus of an arc of a circle having a radius of 20 feet, connecting the Northwestern side line of Pennypacker Drive (26 feet wide) with the Southwestern side line of Berger Lane (30 feet wide): (1) along the aforementioned side line of Pennypacker Drive (26 feet wide) South 49 degrees, 17 minutes, 37 seconds West, 27.76 feet to a point; (2) North 40 degrees, 22 minutes, 43 seconds West, 20 feet to a point on the Northwestern side line of Pennypacker Drive (66 feet wide); (3) along said side line South 49 degrees, 37 minutes, 17 seconds West, 40 feet to the place of beginning; thence extending along the Northwestern side line of Pennypacker Drive (66 feet wide) South 49 degrees, 37 minutes, 17 seconds West, 22 feet to a point in line of Lot #35; thence extending along said lot crossing a 20 feet wide utility easement North 40 degrees, 22 minutes, 43 seconds West, 114.51 feet to a point in line of other lands of Daniel Pellechio (Lower Frederick Township); thence extending along said lands North 49 degrees, 37 minutes, 17 seconds East, 22 feet to a point in line of Lot #33; thence extending along said lot recrossing the aforementioned 20 feet wide easement South 40 degrees, 22 minutes, 43 seconds East, 114.51 feet to the point and place of beginning.

BEING Lot Number 34 as on said plan.

BEING the same premises which Theodore Levchenko and Mildred M. Levchenko by Deed dated 06/08/2006 and recorded 06/26/2006 in Montgomery County in Deed Book 5805, Page 2701 granted and conveyed unto Harry Logan.

Parcel Number: 20-00-00382-04-8.

Location of property: 34 Pennypacker Drive, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Harry Logan** at the suit of Midfirst Bank. Debt: \$176,944.35.

**Andrew Gornall**, Attorney. I.D. #92382

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-09777

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision made for John W. Black, Jr., by Herbert H. Metz, Civil Engineer and Surveyor, Lansdale, Pennsylvania on September 22, 1971 and revised November 3, 1971 recorded in the Office for the Recording of Deeds at Norristown Pennsylvania in Plan Book B-23, Page 67, as follows, to wit:

BEGINNING at a point on the center line of Allentown Road (33 feet wide) at the distance of 399.01 feet measured Southeastwardly from a point at the intersection of the center line of Allentown Road and the center line of Reinert Road; thence extending from said beginning point along then center line of Allentown Road, South 26 degrees, 8 minutes East, 309.95 feet to a point a corner of Lot No. 2 on said plan; thence along line of Lot No.2, South 69 degrees, 52 minutes, 40 seconds West, 401.95 feet to a point in line of land now or late of Norman Rittenhouse; thence extending along line of land now or late of Norman Rittenhouse, North 61 degrees, 0 minutes, 30 seconds West, 182.83 feet to a point on line of land now or late of Howard G. Teasenfitz; thence extending partly along and now or late of Howard G. Teasenfitz and partly along land now or late of John N. Hansell, North 48 degrees, 36 minutes East, 451.58 feet to a point; thence still along lands now or late of John H. Hansell, North 64 degrees, 48 minutes East, 68.70 feet to a point on the center line of Allentown Road, the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Peter D. Whitticar and Kimberly A. Whitticar, by Deed from Daniel C. Henderson and Karen L. Henderson, dated 01/31/2005, recorded 02/09/2005 in Book 5543, Page 0700.

Parcel Number: 53-00-00216-00-1.

Location of property: 1900 Allentown Road, Hatfield, PA 19440-3703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter D. Whitticar and Kimberly A. Whitticar a/k/a Kimberly Ann Freas a/k/a Kimberly Ann Whitticar** 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 formerly known as Washington Mutual Bank, F.A. Debt: \$470,934.18.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-09783

ALL THAT CERTAIN unit designated as Unit 9-B, being a unit in Northridge Estate, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium including , Plats and, Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, a 1st Amendment Supplementary Declaration of Condominium, dated February 26, 1987 and recorded March 3, 1987, in Deed Book 4830, Page 1406, a 2nd Supplementary Declaration of Condominium, dated April 8, 1987 and recorded April 10, 1987, in Deed Book 4834, Page 1169, a 3rd Supplementary Declaration of Condominium, dated May 23, 1987 and recorded June 9, 1987, in Deed Book 4840, Page 877, a 4th Supplementary Declaration of Condominium, dated July 14, 1987 and recorded July 21, 1987, in Deed Book 4845, Page 106, a 5th Supplementary Declaration of Condominium, dated July 28, 1987 and recorded August 19, 1987, in Deed Book 4848, Page 936, a 6th Supplementary Declaration of Condominium, dated October 7, 1987 and recorded October 13, 1987, in Deed Book 4853, Page 2336, a 7th Supplementary Declaration of Condominium, dated November 25, 1987 and recorded January 5, 1988, in Deed Book 4862, Page 427, an 8th Supplementary Declaration of Condominium, dated February 1, 1988 and recorded February 17, 1988, in Deed Book 4865, Page 538, a 9th Supplementary Declaration of Condominium, dated April 6, 1988 and recorded April 15, 1988, in Deed Book 4870, Page 399, a 10th Supplementary Declaration of Condominium, dated May 10, 1988 and recorded May 16, 1988, in Deed Book 4873, Page 485, an 11th Supplementary Declaration of Condominium, dated May 10, 1988 and recorded June 15, 1988, in Deed Book 4876, Page 424, a 12th Supplementary Declaration of Condominium, dated July 5, 1988 and recorded August 9, 1988, in Deed Book 4882, Page 2066, and a 13th Supplementary Declaration of Condominium, dated November 7, 1988 and recorded November 10, 1988, in Deed Book 4893, Page 864, and a 14th Supplementary Declaration of Condominium dated December 1, 1988 and recorded December 15, 1988, in Deed Book 4896, Page 1864.

UNDER AND SUBJECT to the burdens, and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium together with, Plats and, Plans, dated 11/27/1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 11/27/1985 in Deed Book 4785, Page 1772, which Declaration and, Plats and, Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium, dated 11/25/1986 and recorded 8/26/1986 in Deed Book 4810, Page 1664 and Second Amendment dated 10/22/1986 and recorded 11/21/1986 in Deed Book 4820, Page 770.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the common elements as set-forth in the aforementioned Declaration of Condominium and as the same may be changed by any Amendment or Amendments thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Lynette Flowers, by Deed from Herbert R. Reichert and Stephen R. Reichert, dated 05/27/1993, recorded 06/03/1993 in Book 5043, Page 1622.

Parcel Number: 63-00-09091-17-9.

Location of property: 117 Wendover Drive, Unit 9-B, Eagleville, PA 19403-2976.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Lynette Flowers** at the suit of Flagstar Bank, F.S.B. Debt: \$175,102.77.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-10150

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by C. Raymond Weir, Registered Engineer, Ambler, Pennsylvania dated April 21, 1947, as follows, to wit:

BEGINNING at a point in the center line of Limekiln Pike (50 feet wide) at the distance of 550 feet measured North 05 degrees, 05 minutes East from a rail set at the intersection of the said center line of Limekiln Pike, aforesaid, with the center line of Welsh Road (40 feet wide); thence extending along the said center line of Limekiln Pike, North 05 degrees, 05 minutes East, 100.00 feet to a point a corner of Lot No. 5 on said plan; thence extending along said Lot No. 5, South 84 degrees, 55 minutes East, 450.00 feet to a point in line of land now or late of Darwin P. Aley; thence extending along said land, South 05 degrees, 05 minutes West, 100.00 feet to a point in line of Lot No. 3 on plan, thence extending along said Lot No. 3, North 84 degrees, 55 minutes West, 450.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 1033 acres of land, more or less.

BEING known as Lot Number 4 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Anthony Diprinzio and Nicole L. Diprinzio, by Deed from Anthony Diprinzio and Nicole L. Diprinzio, h/w, dated 04/26/2005, recorded 05/16/2005 in Book 06554, Page 0338, Instrument #2005087447.

Parcel Number: 36-00-06523-00-2.

Location of property: 704 Misty Hollow Drive, Maple Glen, PA 19002-2335.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Diprinzio and Nicole L. Diprinzio** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2007-8 Mortgage Pass-Through Certificates, Series 2007-8. Debt: \$607,583.38.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-10790

ALL THAT CERTAIN lot or piece ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a survey thereof made by Albright and Mebus, Registered Professional Engineers, by Over and Tingley, Civil Engineers, dated   /  /   and recorded November 5, 1949, and described, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwest line of Arbordale Road (40 feet wide) with the Northeast line of Haverford Road (the Northeast line of Haverford Road, being 40 feet Northeast of the center line thereof); thence extending North 40 degrees, 2 minutes, 47 seconds East along the Northeast side of Arbordale Road 65 feet to a point; thence extending North 49 degrees, 57 minutes, 13 seconds West, 107 feet, 6 inches to a point; thence extending South 40 degrees, 2 minutes, 47 seconds West, 65 feet to a point on the Northeast side of Haverford Road; thence extending South 49 degrees, 57 minutes, 13 seconds East along the Northeast side of Haverford Road 107 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jacob L. Shimansky and Barbara J. Shimansky, h/w, by Deed from Andrew R. Gotlieb and Karen M. Gotlieb, h/w, dated 05/21/2008, recorded 06/05/2008 in Book 5694, Page 2869.

Parcel Number: 40-00-23940-00-5.

Location of property: 115 Haverford Road a/k/a 1361 Arbordale Road, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacob L. Shimansky a/k/a Jacob Shimansky and Barbara J. Shimansky** 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: \$305,753.63.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-11493

ALL THAT CERTAIN brick message and lot of land, situate No. 387 Spruce Street, Eighth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the West side of Spruce Street one hundred and eighty (180) feet South of the Southwest corner of Oak and Spruce Streets, and sixty (60) feet South of the South side of a ten (10) feet wide private alley running from Spruce Street Westwardly; thence extending Westwardly one hundred and forty (140) feet to the Eastern line of a twenty (20) feet wide alley passing in said course through the middle of the partition wall between this and other premises No. 385 of Elwood Reider; thence Northwardly along the line of this and land now or late of S.C. Sterley, a distance of twenty (20) feet; and thence Eastwardly along the line of the same, one hundred and forty (140) feet to Spruce Street Southwardly twenty (20) feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David S. Marine and Arlene Poole, by Deed from Teresa Alba-Kaas, dated 11/27/2009, recorded 12/01/2009 in Book 5752, Page 00208.

Parcel Number: 16-00-28020-00-8.

Location of property: 387 Spruce Street, Pottstown, PA 19464-5339.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David S. Marine and Arlene Poole** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$126,658.92.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-11846

ALL THAT CERTAIN lot or parcel of land, situate in **West Pottsgrove Township**, Montgomery County and State of Pennsylvania, designated as Lot #2 on a certain subdivision plan prepared for James J. Hinkle by Richards Land Surveying, Schwenksville, Pennsylvania, being Plan #94-425-1 dated June 8, 1994 and last revised on July 21, 1994, said plan is recorded in the Office for the Recorder of Deeds in Plan Book A-55, Page 73 bounded and described in accordance with said plan, as follows, to wit:

BEGINNING at a point on the Northwestern side of Fairview Street (50 feet wide) at a common corner of this and Lot #1; thence extending from the point of beginning along Lot #1 North 56 degrees, 30 minutes, 00 seconds West, 140.00 feet to a point of beginning along Lot #1 North 56 degrees, 30 minutes, 00 seconds West, 140.00 feet to a point at another common corner of this and Lot #1 and on the Southeasterly side of a certain 20 feet wide alley; thence extending along the Southeasterly side of said alley North 33 degrees, 30 minutes, 00 seconds East, 117.50 feet to a point at a common corner of this and land now or late of West Pottsgrove Township; thence extending along the same South 56 degrees, 30 minutes, 00 seconds East, 140.00 feet to another common corner of this and land now or late of West Pottsgrove Township on the Northwestern side of Fairview Street aforesaid; thence extending along the same South 33 degrees, 30 minutes, 00 seconds West, 117.50 feet to the place of beginning.

CONTAINING 16,450 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Robert Coccie, by Deed from Robert P. Stiltner and Linda S. Stiltner, h/w, dated 02/28/2007, recorded 03/14/2007 in Book 5638, Page 2786.

Parcel Number: 64-00-01357-00-1.

Location of property: 531 Fairview Street, Pottstown, PA 19464-6144.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Coccie** at the suit of Wells Fargo Bank, N.A. Debt: \$206,651.28.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-11854

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Pennsylvania, described according to a survey and plan made by Laverock Gardens, made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania on August 8, 1955, and revised November 1955, to wit.

BEGINNING at a point on the Northeasterly side of Twickenham Road (fifty feet wide) which point is measured North twenty degrees, fifteen minutes, forty-five seconds East, two hundred nineteen and seventy-five one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of seven hundred thirty-one and fourteen one-hundredths feet the arc distance of four hundred sixty and twenty-five one-hundredths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of thirty feet the arc distance of twenty-eight and ninety-one one-hundredths feet from a point on the Northwestern side of Waverly Road (forty-one and five-tenths feet wide), thence extending North sixty-nine degrees, forty four-minutes, fifteen seconds West, one hundred twenty-seven and sixty-nine one-hundredths feet to a point; thence extending along the center line of said right-of-way South sixty-nine degrees, forty-four minutes, fifteen seconds East, one hundred nineteen and forty-one one-hundredths feet to a point on the Northwestern side Twickenham Road; thence extending along the Northwestern side of Twickenham Road South twenty degrees, fifteen minutes, forty-five seconds West, eighty-one feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wanda Walker-Collins, by Deed from Jeffery C. Collins and Wanda Walker-Collins, dated 04/07/2006, recorded 05/16/2006 in Book 5601, Page 503.

Parcel Number: 31-00-26896-00-1.

Location of property: 452 Twickenham Road, Glenside, PA 19038-2821.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wanda Walker-Collins** at the suit of U.S. Bank National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE2, Asset-Backed Certificates, Series 2006-FRE2. Debt: \$324,856.29.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-12362

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, being all of Lot No. 67 and part of Lot No. 68 on a certain survey and plan thereof made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, on the 7th day of March, 1939, and revised on the 30th day of March, 1939 and the 11th day of April, 1939, respectively and described according thereto, as follows, to wit:

BEGINNING at a point on the Northwestern side of North College Avenue (40 feet wide) at the distance of 355.02 feet measured North 71 degrees, 5 minutes East, along the said Northwestern side of North College Avenue from its intersection with the Northeast side of Schnell Avenue (40 feet wide), if both were extended to intersect; thence extending North 18 degrees, 35 minutes West, passing through Lot No. 66 on said plan and crossing a 10 feet wide easement on the aforesaid plan, 125 feet to a point; thence extending North 71 degrees, 5 minutes East, 90 feet to a point; thence extending South 18 degrees, 55 minutes East, along the line of Lot No. 68 on the aforesaid plan, 143.06 feet to a point on the said Northwestern side of North College Avenue; thence extending in a Southwesterly direction, along the said Northwestern side of North College Avenue, on the arc of a circle, curving to the left, with a radius of 233.23 feet, the arc distance of 92.40 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John L. Stevens, his heirs and assigns Deeded by Steven F. Klosterman and Susan Klosterman, dated 03/31/00, recorded 04/11/00, in Book 5313, Page 0634, Instrument #00663.

Parcel Number: 52-00-04378-00-7.

Location of property: 55 North College Avenue, Flourtown, PA 19031-1930.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John L. Stevens** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Loan Trust 2004-7AR. Debt: \$214,382.91.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-12785

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by David Meixner, Registered Surveyor of Collegeville, Pennsylvania, dated 10/23/1961 and last revised 11/20/1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wade Avenue, (fifty feet wide) at the distance of one hundred thirty-four and forty-three one-hundredths feet from the center line of Hancock Avenue (forty-eight feet wide), said point being a corner of Lot Number 89 on said plan; thence extending along Lot Number 89, South forty-seven degrees, twenty-nine minutes East, one hundred thirty-six and thirty-two one-hundredths feet to a point a corner; thence extending South forty-two degrees, thirty-one minutes West, sixty-six and seventy-three one-hundredths feet to a point; thence extending North forty-four degrees, thirty-nine minutes, twenty seconds West one hundred thirty-six and forty-nine one-hundredths feet to a point on the Southeasterly side of Wade Avenue; thence extending along said side of Wade Avenue, North forty-two degrees, thirty-one minutes East, sixty feet to the first mentioned point and place of beginning.

BEING Lot Number 90 on said plan.

BEING the same premises which Miroslaw S. Szweczyk by Deed dated 07/19/2005 and recorded 08/01/2005 in Montgomery County in Deed Book 5564, Page 1378 granted and conveyed unto Laura Ann Yaron.

Parcel Number: 11-00-17796-00-4.

Location of property: 495 Wade Avenue, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Laura Ann Yaron** at the suit of Bank of America, N.A., Successor by Merger to LaSalle Bank Midwest, N.A. Debt: \$226,275.63.

**Andrew Gornall**, Attorney. I.D. #92382

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-13071

THE FOLLOWING DESCRIBED real property situate in the City of Penn Valley, **Lower Merion Township**, County of Montgomery, and Commonwealth of Pennsylvania, to wit:

BEGINNING at a spike in the middle line of Righters Mill Road said spike being at the distance of 981.55 feet South 87 degrees, 12 minutes East along the middle line of Righters Mill Road from its intersection with the middle line of Woodbine Avenue; thence leaving Righters Mill Road by land of Mrs. Joseph S. Neff the three following courses and distances: North 2 degrees, 48 minutes East, 218.42 feet to an iron pin; thence South 81 degrees, 32 minutes East, 190.93 feet to an iron pin; thence South 2 degrees, 48 minutes West, 199.57 feet to a spike in the middle line of Righters Mill Road; thence along the middle line of Righters Mill Road North 87 degrees, 12 minutes West, 190 feet to the place of beginning.

CONTAINING 0.912 acres, more or less.

BY FEE SIMPLE DEED from Merle A. Wolfson as set forth in Deed Book 5122, Page 0896 and recorded on 8/22/1995, Montgomery County Records.

THE SOURCE DEED as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

TITLE TO SAID PREMISES IS VESTED IN Michael Haas and Amy Haas, husband and wife, as Tenants by the Entireties by Deed from Merle A. Wolfson dated 07/27/1995, recorded 08/22/1995 in Deed Book 5122, Page 896.

Parcel Number: 40-00-50420-00-3.

Location of property: 745 Righters Mill Road, Penn Valley, PA 19072.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Amy Haas and Michael Haas** at the suit of Bank of America, N.A. Debt: \$363,033.16.

**Katherine Knowlton**, Attorney. I.D. #311713

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-13421

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Halina Lew and James A. Pittaoulis** at the suit of 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: \$272,546.84.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-13485

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan of Village Mall by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated April 30, 1971 and last revised February 22, 1972, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Dean Drive (50 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Northwesterly side of Village Way (50 feet wide): (1) thence extending on the arc of a circle curving to the left having a radius of 20,000 feet the arc distance of 31.42 feet to a point of tangent; and (2) thence extending North 37 degrees, 31 minutes West, 60.20 feet to the point of beginning; thence extending from said point of beginning and along Lot No. 34 on said plan, South 52 degrees, 29 minutes West, 95.50 feet to a point a corner of Lot No. 36 on said plan; thence extending along same North 41 degrees, 18 minutes, 24 seconds West, 75.00 feet to a point a corner of Lot No. 32 on said plan; thence extending along the same North 50 degrees, 05 minutes, 21 seconds East, 99.02 feet to a point on the Southwesterly side of Dean Drive; thence extending along the same the 2 following courses and distances: (1) thence extending Southwestwardly on the arc of a circle curving to the right having a radius of 1750.00 feet the arc distance of 73.13 feet to a point of tangent; and (2) thence extending South 37 degrees, 31 minutes East, 5.87 feet to the first mentioned point and place of beginning.

BEING Lot No. 33 as shown on the above mentioned plan.

BEING the same premises which Kamlesh Patel, by Gautam Patel, his Attorney-in-Fact specially constituted and Appointed by Power of Attorney dated 05/25/2007 and Gautam Patel, by Deed dated July 9, 2007 and recorded in the Office of the Recorder of Deeds of Montgomery County on July 12, 2007, at Deed Book Volume 5655, Page 415, granted and conveyed unto Jeffrey M. Fitzwater and Christina M. Fitzwater, husband and wife. Upon the death of Jeffrey M. Fitzwater, title vest solely in Christina M. Fitzwater, by operation of law.

Parcel Number: 53-00-02224-00-9.

Location of property: 1552 Dean Drive, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christina M. Fitzwater** at the suit of JP Morgan Chase Bank, National Association. Debt: \$244,390.11.

**Kristine M. Anthou**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-13527

ALL THOSE FOUR CERTAIN town lots or pieces of ground, with the buildings and improvements thereto erected, being Lots Nos. 21, 22, 23 and 24 in **West Conshohocken Borough**, in the County of Montgomery and Commonwealth of Pennsylvania bounded and described in one lot, as follows, to wit:

BEGINNING at a stake on the Southerly side of Moorhead Avenue (laid out fifty feet) being twenty-five feet Southeastwardly from a point in the middle of the said Moorhead Avenue, said point being thirty-seven feet

Southwestwardly from an iron pin in the middle of said Avenue; thence South fifteen degrees, thirty minutes East, one hundred and twenty-five feet to a stake in the Northerly Margin of Penn Street; thence by the Northerly side of said Penn Street South seventy-four degrees, thirty minutes West, eighty feet to a stake and corner of this and land now or late of the estate of J. Barlow Moorhead; thence by the said side of land now or late of the Estate of said J. Barlow Moorhead and parallel with the first line North fifteen degrees, thirty minutes West, one hundred twenty-five feet to a stake on the Southerly side of Moorhead Avenue aforesaid; thence by the said side of Moorhead Avenue North seventy-four degrees, thirty minutes East, eighty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Michael Donohue, by Deed from G. Mason VanSciver, dated 12/14/2007, recorded 12/24/2007 in Book 5676, Page 1494.

Parcel Number: 24-00-02084-00-7.

Location of property: 141 Moorehead Avenue, Conshohocken, PA 19428-2927.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Michael Donohue** at the suit of Wells Fargo Bank, N.A. Debt: \$257,313.50.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-13594

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey by George B. Mebus, Registered Engineer, dated October 6, 1948, as follows, to wit:

BEGINNING at a point in the center line of Wrack Road (40 feet wide) at the distance of 330.87 feet measured Southwestwardly from the intersection which the center line of Wrack Road makes with the center line of Coates Road (40 feet wide); thence along the said center line of Wrack Road South 74 degrees, 6 minutes, 30 seconds West, 160 feet to a point; thence through Lot Number 32, North 15 degrees, 53 minutes, 30 seconds West, 258.14 feet to a point in Lot Number 30; thence partly crossing Lot Number 30, 29 and 33, North 62 degrees, 36 minutes, 20 seconds East, 163.28 feet to a stone in Lot Number 33; thence still through Lot Number 33 and along land now or late of Mrs. Fitz Lee Putney, South 15 degrees, 53 minutes, 30 seconds East, 290.70 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Susan Kiernan Allen, by Deed from Margaret V. Clayton, by her agent Ralph W. Clayton, Jr., dated 01/16/2004, recorded 02/09/2004 in Book 5494, Page 2145.

Parcel Number: 30-00-74564-00-7.

Location of property: 1162 Wrack Road, Meadowbrook, PA 19046-2544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan Allen a/k/a Susan Kiernan Allen a/k/a Susan K. Allen** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust 2004-4, Mortgage Pass-Through Certificates, Series 2004-4. Debt: \$703,584.44.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-13954

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

BEGINNING at a point on the Southwesterly side of Mulberry Drive, said point being a corner of this and, Lot No. 184, as shown on said plan; thence extending from said beginning point, along the said side of Mulberry Drive, extending South 43 degrees, 21 minutes, 02 seconds East, 80.00 feet to a point a corner of Lot No. 186; thence extending along Lot No. 186 South 46 degrees, 38 minutes, 58 seconds West, 105.00 feet to a point in line of lands now or late of I. F. March & Sons, Company.; thence extending along the same North 43 degrees, 21 minutes, 02 seconds West, 80.00 feet to a point a corner of Lot No. 184; thence extending along Lot No. 184 North 46 degrees, 38 minutes, 58 seconds East, 105.00 feet to said point and place of beginning.

BEING Lot No. 185 as on said plan.

BEING the same premises which Thomas W. Dennis and Frances J. Dennis, husband and wife by Deed dated 05/25/2007 and recorded 06/08/2007 in Montgomery County in Deed Book 5650, Page 955 granted and conveyed unto Zouhar M. Safa and Ahmad I. Mokalled, as Joint Tenants With the Right of Survivorship and not as Tenants in Common.

Parcel Number: 37-00-03124-26-8.

Location of property: 330 Mulberry Drive, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ghassan Beydoun, Linda C. Cullen, Ahmad I. Mokalled and Zouhar M. Safa** at the suit of LoanCare a Division of FNF Servicing, Inc. Debt: \$349,459.05.

**Andrew Gornall**, Attorney. I.D. #92382

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14064

ALL THAT CERTAIN lot of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Schurr and Bratten, Registered Land Surveyor, dated August 7, 1950 and recorded at Norristown, in Deed Book No. 2169, Page 601, as follows, to wit:

BEGINNING at a point on the Northwestern side of Mill Creek Road (forty feet wide) at the distance of two hundred thirty-eight feet Southwestwardly from a point of curve formed by the intersection of the Northwestern side of Mill Creek Road and the Southwesterly side of Clover Lane (40 feet wide); thence extending along Mill Creek Road South sixty-six degrees, thirteen minutes, forty-one seconds West, seventy-five feet to a point; thence extending on a line North twenty-three degrees, forty-six minutes, nineteen seconds West, two hundred three and sixty-five one-hundredths feet to a point; thence extending on a line North thirty-seven degrees, fifty-five minutes, ten seconds West, eighty-five and nineteen one-hundredths feet to a point; thence extending on a line South twenty-three degrees, forty-six minutes, nineteen seconds East, one hundred seventy- eight and five one-hundredths feet to a point; thence continuing along said line through the center of a nine foot wide driveway sixty-six feet to the place of beginning.

BEING known as Lot No. 539 on said plan.

BEING the same premises which Robert J. McMonagle, Sr. and Catherine Anne McMonagle, by Deed dated October 3, 2008 and recorded in the Office of the Recorder of Deeds of Montgomery County on November 19, 2008, at Deed Book Volume 5714, Page 1785, granted and conveyed unto Catherine A. McMonagle.

Parcel Number: 49-00-07855-00-7.

Location of property: 205 Mill Creek Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Catherine A. McMonagle** at the suit of JP Morgan Chase Bank, National Association. Debt: \$203,526.11.

**Kristine M. Anthou**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14074

ALL THAT CERTAIN lot or piece of land, situate in **Upper Pottsgrove Township**, County of Montgomery, and State of Pennsylvania, being bounded and described in accordance with a survey and lot subdivision of Yarnall Acres, recorded in Plan Book A-23, Page 44, as follows, to wit:

BEGINNING at a point in the bed of Yarnall Road a corner of lands now or late of Raymond Spaide, Jr.; thence extending in and through the bed of Yarnall Road South 31 degrees, 18 minutes East, 102.03 feet to a point a corner of Lot #2 on the above-mentioned plan; thence extending along Lot #2 North 35 degrees, 25 minutes West, 805.28 feet to a point in line of lands now or late of Elmer Bingham; thence extending along lands of Bingham North 38 degrees, 31 minutes East, 104.06 feet to a point a corner in line of lands now or late of Raymond Spaide, Jr.; thence extending along lands of Spaide South 35 degrees, 25 minutes East, 791.84 feet the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles P. Spicer, by Deed from Albert J. Dudanowicz, Jr., Executor of the Estate of Albert J. Dudanowicz, Deceased, dated 07/30/2007, recorded 08/03/2007 in Book 5658, Page 1592.

Parcel Number: 60-00-03278-00-1.

Location of property: 1937 Yarnall Road, Pottstown, PA 19464-1626.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles P. Spicer** at the suit of JP Morgan Chase Bank, National Association. Debt: \$160,530.48.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14230

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Subdivision Plan "Harmony Towne Phase-2B", prepared by Showalter & Associates, Chalfont, Pennsylvania, dated 1/30/2000 and last revised 7/23/2001 and recorded in Plan Book A-60, Page 268, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of North Gorski Lane, said point being a corner of Lot #13 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southwesterly side of North Gorski Lane on the arc of a circle curving to the right having a radius of 3775.00 feet the arc distance of 75.68 feet to a point a corner of Lot #15 as shown on said plan; thence extending along same South 02 degrees, 35 minutes, 30 seconds West, 97.24 feet to a point in line of lands N/F Philadelphia Electric Company; thence extending along same North 87 degrees, 24 minutes, 30 seconds West, 75.60 feet to a point a corner of Lot #13 aforesaid; thence extending along same North 02 degrees, 35 minutes, 30 seconds East, 100.72 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #14 as shown on the above mentioned plan.

CONTAINING 7,493 square feet or 0.1720 acres.

BEING the same premises which T.H. Properties, a Pennsylvania Limited Partnership by Deed dated 04/12/2002 and recorded 07/16/2002 in Montgomery County in Deed Book 5416, Page 811 granted and conveyed unto Darren C. Jones. Parcel Number: 51-00-02897-22-9.

Location of property: 4194 North Gorski Lane, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Darren C. Jones** at the suit of Wells Fargo Bank, National Association as Trustee for The Certificateholders of Structured Asset Mortgage Investments, II, Inc., Bear Stearns Mortgage Funding Trust 2006-AR1, Mortgage Pass-Through Certificates, Series 2006-AR1. Debt: \$440,047.66.

**Joshua I. Goldman**, Attorney. I.D. #205047

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14258

ALL THAT CERTAIN unit designated as Building Number 4, Unit Number 19 WEX, being a unit in The Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing date the 21st day of November A.D. 1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D. 1988 in Deed Book 4895, Page 955.

TOGETHER with all right, title and interest, being a .2058 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-ways, easements and agreements of record in the Office of the Recorder of Deeds in and for Montgomery County, including without limitation, those covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid Declaration of Condominium.

AND THE SAID Grantor represents and warrants to the said Grantee that the said grantor has complied with the provisions of Section 3410 (b) of the said Pennsylvania Uniform Condominium Act.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises which Wendy Brockett by indenture bearing the date of December 11, 1998 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Commonwealth of Pennsylvania on January 13, 1999 in Book 5255, Page 2431 granted and conveyed unto David Wohlpert and Wendy Brockett, husband and wife their heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Baines by Deed from David Wohlpert, by his agent Wendy Brockett, and Wendy Brockett dated 07/31/02 and recorded 09/13/02 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 5424, Page 539.

Parcel Number: 56-00-09788-09-2.

Location of property: 19 Wexford Road, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph R. Baines** at the suit of GMAC Mortgage, LLC. Debt: \$59,234.00.

**Patrick J. Wesner**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14274

ALL THAT CERTAIN unit designated as Unit No. E-6 in the Maple Building, being a unit in Spring Mountain Summit, a Condominium located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of Spring Mountain Summit, under the Unit Property Act, dated February 22, 1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 4503, Page 443 & amp; an Amendment thereto dated 2/26/1981 and recorded in Deed Book 4612, Page 99 and also as being designated on the Declaration Plan of Spring Mountain Summit, recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 89 & amp;.

TOGETHER with an undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of Spring Mountain Summit.

BEING the same premises which Karen C. Learn by Deed dated 11/29/06 and recorded 1/16/07 in Montgomery County in Deed Book 5631, Page 1484 granted and conveyed unto Maureen O'Brien.

Parcel Number: 20-00-00060-55-9.

Location of property: 3332 Forest Lane, Schwenksville, PA 19473, Condominium E-16.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Maureen O'Brien** at the suit of Nationstar Mortgage, LLC. Debt: \$106,939.06.

**Joshua I. Goldman**, Attorney. I.D. #205047

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14349

ALL THAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and subdivision, prepared for Redevelopment Authority of Montgomery County by George E. Reiff, Registered Surveyor, dated December 17, 1977, last revised February 3, 1978 and recorded in Plan Book C-15, Page 39, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hector Street (50 feet wide) said point being measured 256.1 feet Easterly from a point on the Northeasterly side of Poplar Street; thence extending along the Southeasterly side of Hector Street aforesaid, North 81 degrees, 56 minutes East, 15.95 feet to a point a corner on premises known as 331 Hector Street; thence extending along the same South 8 degrees, 4 minutes East, 90 feet to a point a corner; thence extending South 81 degrees, 56 minutes West crossing a proposed sewer lateral 15.95 feet to a point a corner of lands now or late of Edward L. Udis; thence extending along the same North 8 degrees, 4 minutes West, 90 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Amy S. Duckett, by Deed from James G. Duckett and Carrie B. Duckett, dated 01/16/2003, recorded 01/30/2004 in Book 5493, Page 127.

Parcel Number: 05-00-05792-00-8.

Location of property: 329 1/2 East Hector Street, Conshohocken, PA 19428-1916.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy S. Duckett** at the suit of Citimortgage, Inc. Debt: \$72,714.02.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14367

ALL THOSE TWO CERTAIN tracts or pieces of land, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described as Premises No. 1 and Premises No. 2 respectively, as follows, to wit:

PREMISES NO. 1 - BEGINNING at a point 30 feet from the Southwest corner of York and Eighth Streets, each 50 feet wide; thence Southwardly along the Westerly line of York Street aforesaid 30 feet to a stake a corner of this and Lot No. 76; thence Westerly at right angles with said York Street along said Lot 140 feet to a 10 feet wide alley; thence by said alley Northerly 30 feet, 3-7/8 inches to a point, a corner between this and Lot No. 78; thence Easterly the line passing through the partition wall between this and the adjoining house, 140 feet to the place of beginning.

BEING Lot No. 77 in a plan of lots laid out by John H. Mauger.

and

PREMISES NO. 2 - BEGINNING at a stake a point in the Westerly line of York Street at a distance of 60 feet South from the Southwest corner of Eighth and York Streets, and in line dividing the hereby granted premises from the premises of now or late Adams M. Heckman and adjoining on the North; thence along the same Westwardly 140 feet to a 20 feet wide alley; thence along said alley Southwardly 30 feet to a line of Lot No. 17; thence along the same Eastwardly 140 feet to York Street aforesaid; thence Northwardly along said York Street 30 feet to a point or place of beginning: embracing and including in said description Lot No. 18 in a plan of lots laid out by H. D. Saylor Attorney, as surveyed by R.E. Shaner, Surveyor, A.D. 1891, and formerly Lot No. 76 in a plan of Lots as laid out by John H. Mauger, prior to 1891 as surveyed by R.E. Shaner, Surveyor.

TITLE TO SAID PREMISES IS VESTED IN Christina Johnson married, by Deed from Richard F. Lohagen and Judith S. Lohagen, h/w, dated 05/23/2003, recorded 06/02/2003 in Book 5457, Page 2336.

Parcel Number: 16-00-34012-00-1.

Location of property: 447 North York Street, Pottstown, PA 19464-5273.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christina Johnson** at the suit of JP Morgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$94,785.42.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14427

ALL THAT CERTAIN lot or piece of land, being Lot 'C' as laid out on a Subdivision Plan of Property of Blu-Bel Builders, Inc., situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania dated 12/11/1953, bounded and described, as follows:

BEGINNING at a point on the Northwest side of Brookside Avenue, as laid out forty-five feet wide, said point being North forty-six degrees, fourteen minutes, thirty seconds West, five feet from a point on the Northwest side of Brookside Avenue as originally laid out forty feet wide, said last mentioned point being North forty-three degrees, forty-five minutes, thirty seconds East, two hundred seventy and thirty-six one-hundredths feet from a point at the intersection of the last mentioned side of Brookside Avenue with the Northeast side of North Spring Garden Street (forty feet wide); thence from the first mentioned point of beginning, along Lot B on said plan North forty-six degrees, fourteen minutes, thirty seconds West, one hundred fifty-four and forty-one one-hundredths feet to a point in line of Lot No. 2 of the Camburn Subdivision; thence along the same North forty-three degrees, fifty minutes, thirty seconds East, fifty-two feet to a point, a corner of Lot D of said Blu-Bel Subdivision; thence along Lot D fourteen minutes, thirty seconds East, one hundred fifty-four and thirty-two one-hundredths feet to the aforesaid Northeast side of Brookside Avenue; thence along said side of Brookside Avenue South forty-three degrees, forty-five minutes, thirty seconds West, fifty-two feet to the first mentioned point and place of beginning.

SAID above mentioned plan recorded in the Office for the recording of Deeds in Plan Book B-1, Page 14.

TITLE TO SAID PREMISES IS VESTED IN McKenily Daniel, by Deed from McKenily Daniel, a/k/a, McKenily Daniels and Julia C. Daniel, a/k/a, Julia C. Daniels, h/w, dated 07/30/2004, recorded 05/13/2005 in Book 5554, Page 10.

Parcel Number: 39-00-00466-00-8.

Location of property: 411 Brookside Avenue, Ambler, PA 19002-3401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **McKenily Daniel** at the suit of Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH2, Asset-Backed Pass-Through Certificates, Series 2007-CH2. Debt: \$206,739.46.

**Robert W. Cusick**, Attorney. I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14432

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

BEGINNING at an iron pin in the middle of Main Street, in line with lands of Elmer Y. Detweiler; thence along the middle of Main Street South forty-four degrees and thirty minutes East, fifty feet to an iron pin a corner in line of lands of Benjamin F. Simmons, party hereto; thence along the same South forty-five degrees and thirty minutes West, two hundred and ten feet to an iron pin set in the middle of a twenty foot wide alley; thence along the middle of said alley North forty-four degrees and thirty minutes West, fifty feet to an iron pin a corner in line of lands of Elmer Y. Detweiler; thence along the same North forty-five degrees and thirty minutes East, two hundred and ten feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 07/02/2009, given by Thomas M. Konopczyk to Edward F. Grucella and Patricia Grucella, his wife and recorded 7/8/2009 in Book 5736, Page 00469.

Parcel Number: 22-02-01531-00-2.

Location of property: 362 South Main Street, Telford, PA 18969-2030.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward F. Grucella and Patricia Grucella** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$171,510.37.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14442

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to final plan of subdivision made for Sylvio Corporation made by Urwiler and Walter, Inc., Summeytown, Pennsylvania, dated October 15, 1976 and last revised June 14, 1979, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lauren Road (50 feet wide), said point being measured the two following courses and distances from a point of curve on the Northeasterly side of Grimley Road (50 feet wide): (1) leaving Grimley Road on the arc of a circle curving to the right, having a radius of 24.00 feet, the arc distance of 28.03 feet to a point of tangent on the Southeasterly side of Lauren Road; (2) thence extending along the same North 41 degrees, 03 minutes, 24 seconds East, 245.02 feet to the point of beginning, said point of beginning being a corner of lot no. 165 as shown on the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of Lauren Road, North 41 degrees, 03 minutes, 24 seconds East, 24.00 feet to a point, a corner of Lot No. 163 as shown on the above mentioned plan; thence extending along the aforesaid lot South 48 degrees, 56 minutes, 36 seconds East, 129.24 feet to a point, a corner of Lot No. 147 as shown on the above mentioned plan; thence extending along the aforesaid lot and also Lot No. 148 as shown on the above mentioned plan, South 41 degrees, 03 minutes, 24 seconds West, 24.00 feet to a point, a corner of Lot No. 165 as shown on the above mentioned plan; thence extending along the aforesaid lot North 48 degrees, 56 minutes, 36 seconds West, 129.24 feet to the first mentioned point and place of beginning.

CONTAINING in area 3,102 square feet, more or less.

BEING Lot No. 164 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Alan Robert Hirschfeld and Leslie Castillo Hirschfeld, by Deed from David Diana and Jennifer Diana, f/k/a Jennifer MacNeill, h/w, dated 05/02/2001, recorded 06/20/2001 in Book 5364, Page 128.

Parcel Number: 38-00-01100-09-5.

Location of property: 219 Laureen Road, Schwenksville, PA 19473-2200.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alan Robert Hirschfeld and Leslie Castillo-Hirschfeld** at the suit of JP Morgan Chase Bank, National Association. Debt: \$189,686.36.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14459

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan of Willow Park Homes made on the Thirtieth Day of December, A.D., 1950, by Barton and Martin, Engineers, Philadelphia, and recorded at Norristown in the Office of the Recording of Deeds in Deed Book 2151, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Preston Avenue (fifty feet wide) at the distance of two hundred twenty feet measured along same South fifty-four degrees, forty-four minutes West from its point of intersection with the Southwesterly side of Columbia Avenue (fifty feet wide) (both lines produced).

CONTAINING in front or breadth on the said Preston Avenue measured along same South fifty-four degrees, forty-four minutes West, sixty feet and extending of that width in length or depth South thirty-five degrees, sixteen minutes East between parallel lines at right angles to the said Preston Avenue one hundred fifteen feet.

BEING Lot 56 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Deborah L. Clapper, unmarried female and Emily Donahue, single female, by Deed from Linda E. Layton-Booth and Marguerite L. Warnick, Co-Executrices of the Estate of Elizabeth Layton, Deceased, dated 07/31/2008, recorded 09/18/2008 in Book 5708, Page 76.

Parcel Number: 30-00-54568-00-5.

Location of property: 1847 Preston Avenue, Willow Grove, PA 19090-3929.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah L. Clapper and Emily Donahue** at the suit of Metlife Home Loans, a Division of Metlife Bank, N.A. Debt: \$204,422.74.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14524

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania and being Lot #26 according to a plan thereof made by George B. Mebus, Registered Professional Engineer, on December 7, 1948 and last revised March 9, 1949 and being more fully bounded and described, as follows:

BEGINNING at a corner stone on the Southeasterly lot line of Rothley Avenue (fifty feet wide) at the Southwesterly end of the curve in the Southeasterly lot line of Rothley Avenue between Woodland and Edwards Road; thence along the Southeasterly lot line of Rothley Avenue in a Northeasterly direction along the arc of a curve deflecting to the left having a radius of one hundred ten feet (110) a distance along the arc of thirty-one and fifty-hundredths feet (31.50) to a point; thence along Lot #25 South twenty-seven (27) degrees, six (6) minutes, fifteen (15) seconds East, a distance of one hundred twenty-five and fifteen hundredths feet (125.15) to a point; thence along the Northwesterly right-of-way line of the Northeast Pennsylvania Railroad South sixty-eight degrees (68), forty-nine (49) minutes, thirty (30) seconds West by a line thirty feet (30) Northwestward from and parallel with the center line of tracks of the Northeast Pennsylvania Railroad a distance of fifty-seven and fifty-hundredths feet (57.50) to a point; thence along Lot No. 27 North twenty-one (21) degrees, ten (10) minutes, thirty (30) seconds East, a distance of one hundred twenty feet (120) to a point; thence along the Southeasterly lot line of Rothley Avenue North sixty-eight (68) degrees, forty-nine (49) minutes, (30 seconds East a distance of thirteen and fifty-hundredths feet (13.50) to the place of beginning.

BEING the same premises which Michael Wood and Megan Wood by Deed dated 6/20/2007 and recorded 7/5/2007 in Montgomery County in Deed Book 5653, Page 2897 granted and conveyed unto Jennifer L. Kohr.

Parcel Number: 30-00-59904-00-6.

Location of property: 1393 Rothley Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jennifer L. Kohr** at the suit of Green Tree Consumer Discount Company. Debt: \$225,045.91.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-14658

ALL THOSE TWO CERTAIN lots or parcels of land, situate on the Westerly side of North Franklin Street in the Tenth (now Fifth) Ward, of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Westerly side of Franklin Street at the distance of 100 feet Southwardly from the Southwest corner of Franklin and Wilson (formerly Orange) Streets, at a corner of this and Lot No. 37, other lands of the Grantors described in Tract No. 1 above; thence by the same Westwardly along said Lot No. 31 a distance of 140 feet to a 20 feet wide alley; thence by the same Southwardly 60 feet to a corner of this and Lot No. 40; thence by the same Eastwardly 140 feet to Franklin Street aforesaid; thence by the same Northwardly along the line of Franklin Street a distance of 60 feet to the point or place of beginning.

Embracing and including in said description Lots Nos. 38 and 39 as laid out by Brown and Bernhart.

BEING the same premises which Brian S. Moeller and Erin Leigh Moeller, husband and wife by Deed dated 07/11/2007 and recorded 07/23/2007 in Montgomery County in Deed Book 5656, Page 2292 granted and conveyed unto Damon W. Dietz and Denise A. Elsasser, husband and wife.

Parcel Number: 16-00-10724-00-6.

Location of property: 795 North Franklin Street, Pottstown, PA, 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Damon W. Dietz and Denise A. Elsasser** at the suit of JP Morgan Chase Bank, National Association. Debt: \$195,770.85.

**David Fein**, Attorney. I.D. #82628

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-14689

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 Southwesterly side of Marshall Street, at the distance of 37 feet, 8 inches measured Northwestwardly from Orange Alley.

CONTAINING front or breadth on the said Marshall Street Northwestwardly 14.00 feet and extending back of that width in length or depth Southwestwardly between parallel lines and parallel with Orange Alley 96.00 feet to Rose Alley.

BOUNDED on the Southeast by a house and lot of Anna G. Craft, et al., the line being through the middle of a two feet wide alley and the partition wall above said alley between said houses, on the Southwest by Rose Alley, on the Northwest by house and lot of C. Lester Kline, the line being through the middle of the partition wall between said houses; and on the Northeast by said Marshall Street.

TITLE TO SAID PREMISES IS VESTED IN Mary Di Santo, by Deed from Lisa F. Drotar, dated 02/09/2006, recorded 02/15/2006 in Book 5590, Page 1654.

Parcel Number: 13-00-24952-00-1.

Location of property: 118 West Marshall Street, Norristown, PA 19401-4749.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Di Santo** 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: \$60,814.65.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-14775

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made the 4th day of May 1954 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Madison Avenue (40 feet wide) at the distance of three hundred thirty-three and thirty-one one-hundredths feet Northwestwardly from an angle point in the center line of Madison Avenue, said angle point being at the distance of one hundred sixty and thirteen one-hundredths feet Southwestwardly from the intersection which the center line of Madison Avenue makes with the original center line of Susquehanna Street Road (41.50 feet wide as widened from its original width of 33.00 feet by the addition of 8.50 feet on the Southwesterly side); thence South forty-six degrees, thirty five minutes West, two hundred seventeen and eighty one-hundredths feet to a point; thence North seventy-six degrees, sixteen minutes West, fifty-nine and fifty-two one-hundredths feet to a point; thence North forty-six degrees, thirty-five minutes East, two hundred seventeen and eighty one-hundredths feet to a point in the aforementioned center line of Madison Avenue; thence along the same South seventy-six degrees, sixteen minutes East, fifty-nine and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Schall and Donna M. Schall, by Deed from Roma Joy Wilson, dated 10/29/2004, recorded 01/13/2005 in Book 5540, Page 1467.

Richard A. Schall was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Richard A. Schall's death on or about 02/03/2009, his ownership interest was automatically vested in the Surviving Tenant by the Entirety, Donna M. Schall.

Parcel Number: 30-00-40184-00-7.

Location of property: 2938 Madison Avenue, Roslyn, PA 19001-4012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna M. Schall** at the suit of JP Morgan Chase Bank, National Association. Debt: \$124,697.60.

**Robert W. Cusick**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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



12-15005

ALL THAT CERTAIN tract, piece or parcel of land, and the improvements thereon erected, situate in the County of and Commonwealth of Pennsylvania, described, as follows:

ALL THAT CERTAIN lot or piece of ground, with the building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, and described according to a plan thereof known as Fox Heath, Phase IV-B, dated September 21, 1993 and last revised September 30, 1994 and recorded in Montgomery County in Plan Book A-55, Pages 147, 148 and 148-B, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Welsh Road (50 feet wide) which point of beginning is common to this Lot and Lot No. 354 as shown on said plan; thence extending from said point of beginning, along Lot No. 354, South 13 degrees, 59 minutes, 12 seconds East, partly through a certain 100 Year Flood Plain and also partly through Wetlands Delineation, 147.00 feet to a point; thence extending South 83 degrees, 21 minutes, 38 seconds West, through said Flood Plain and Delineation, 86.72 feet to a point; thence extending South 59 degrees, 59 minutes, 24 seconds West, 9.36 feet to a point, a corner of Lot No. 352 as shown on said plan; thence extending along the same, North 13 degrees, 59 minutes, 12 seconds West, partly crossing said Flood Plain and Delineation, 138.49 feet to a point on the said Southeasterly side of Welsh Road; thence extending along the same, North 76 degrees, 00 minutes, 48 seconds East, 95.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith J. Kling and Christine M. Kling, h/w, as Tenants by the Entirety, by Deed from K. Hovnanian at Perkiomen I, Inc., dated 08/10/1998, recorded 09/24/1998 in Book 5241, Page 1123. Parcel Number: 48-00-02381-23-5.

Location of property: 842 Welsh Road, Schwenksville, PA 19473-1897.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith Kling a/k/a Keith J. Kling and Christine Kling a/k/a Christine M. Kling** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$449,654.42.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-15058

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a survey and plan thereof made by William T. Muldrew, Registered Professional Engineer, dated 8/9/1938 and thereafter revised, as follows:

BEGINNING at a point formed by the intersection of the Southwesterly side of Anne Street (44 feet wide) with the Northwesterly side of Randolph Street (44 feet wide); thence extending along the Southwesterly side of Anne Street North 49 degrees, 01 minute West, 85.00 feet to a point; thence extending South 41 degrees, 09 minutes West, 126.00 feet to a point; thence extending South 49 degrees, 01 minute East, 85.00 feet to a point on the Northwesterly side of Randolph Street; thence extending along the said side of Randolph Street North 41 degrees, 09 minutes East, 126.00 feet to the first mentioned point and place of beginning.

Parcel Number: 41-00-00211-00-9.

Location of property: 548 Anne Street, Huntingdon Valley, PA 19006.

The improvements thereon are: Residence of Defendant.

Seized and taken in execution as the property of **Casey L. Rhoads** at the suit of First Federal Savings & Loan Association of Bucks County. Debt: \$201,737.20.

**Thomas R. Hecker**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-15161

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate at Willow Grove, **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a plan and survey made thereof by J. Walter Ruddach Estate, Civil Engineers, on June 10, 1914 known as Schull's Plan of Grandview Heights, which plan is recorded at Norristown in Deed Book 690, Page 504, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lincoln Avenue (forty feet wide) at the distance of five hundred twenty-five feet Northeastwardly from the intersection of the said side of Lincoln Avenue with the Northeastly side of Doylestown and Willow Grove Turnpike (sixty-two feet wide).

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

BEING Lots #166 and 167 on said plan.

BEING the same premises which Bruce A. Edwards and Kathleen M. Edwards, by Deed dated June 29, 1984 and recorded in the Office of the Recorder of Deeds of Montgomery County on July 5, 1984, at Deed Book Volume 4740, Page 2145, granted and conveyed unto Eric W. Vogt.

Parcel Number: 59-00-11164-00-9.

Location of property: 711 Lincoln Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Eric W. Vogt** at the suit of JP Morgan Chase Bank, National Association, et al. Debt: \$275,929.17.

**Kristine M. Anthou**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-15313

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, and Commonwealth of Pennsylvania being Lot No. 25 according to a Plan of Subdivision of Clan Tract made by Stoat dated June 30, 2000, and last revised October 22, 2001, and recorded in Montgomery County in Plan Book A-60, Pages 234 and 235.

TITLE TO SAID PREMISES IS VESTED IN Richard J. Jenkins, III, by Deed from Kristy A. Brennan and John C. Brennan, dated 09/10/2004, recorded 10/07/2004 in Book 5528, Page 863.

Parcel Number: 47-00-00253-24-9.

Location of property: 2610 Briana Drive, Pottstown, PA 19464-1050.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Jenkins, III a/k/a Richard J. Jenkins** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$277,336.25.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-15375

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 16 as shown on Plan of Development known as Wedgewood made for Lucon Corporation by Barton and Martin, Engineers, on March 3, 1953, and recorded May 26, 1953, in the Office for the Recording of Deeds in an for the County of Montgomery, at Norristown, Pennsylvania, at Deed Book No. 2357, Page 601, said lot being more fully bounded and described according to said plan, as follows, to wit:

BEGINNING at a point of reverse curve in the Southwesterly side of Wedgewood Road (50 feet wide) said point of reverse curve being at the arc distance of 122.67 feet measured in a Northwesterly direction along the arc of a curve deflecting to the left having a radius of 775 feet from a point of curve in the said Southwesterly side of Wedgewood Road, said point of curve being 234.56 feet measured North 52 degrees, 12 minutes, 30 seconds West from the intersection of the said Southwesterly side of Wedgewood Road with the Northwesterly side of Haws Lane (50 feet wide) (both lines produced); thence from said point of beginning and extending South 37 degrees, 47 minutes, 30 seconds West along Lot No. 15 on said plan, 150.31 feet to a point in line of land formerly of H. Frazer Harris; thence North 52 degrees, 12 minutes, 30 seconds West along the same 88.14 feet to a point, a corner of Lot No. 17 on said plan; thence North 37 degrees, 47 minutes, 30 seconds East along said Lot No. 17, 141.06 feet to a point on the Southwesterly side of Wedgewood Road; thence in a Southeasterly direction along the said Southwesterly side of Wedgewood Road along the arc of a curve deflecting to the left having a radius of 825 feet the arc distance of 88.67 feet to the first mentioned point and place of beginning.

BEING the same premises which John J. Sabia, Jr. and Virginia VonLackum Sabia, by Deed dated November 30, 1984 and recorded in the Office of the Recorder of Deeds of Montgomery County on December 6, 1984, at Deed Book Volume 4754, Page 1191, granted and conveyed unto Eileen Flynn.

Parcel Number: 52-00-17878-00-7.

Location of property: 1200 Wedgewood Road, Flourtown, PA 19031.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Eileen Flynn** at the suit of JP Morgan Chase Bank, National Association. Debt: \$254,586.17.

**Kristine M. Anthou**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-15388

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Sal Lapio, Inc., by Urwiler Walter, Inc., dated 8/28/1991 and Last revised 12/9/1993 and recorded 2/8/1994 in Plan book A-54, Page 402, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Park Avenue (formerly known as East Park Avenue) (50.00 feet wide), said point being a corner of Lot No. 23 on the above mentioned plan and place of beginning: thence extending from said place of beginning and along Lot No. 23 South 52 degrees, 42 minutes, 42 seconds East,

175.91 feet to a point in Line of Land of Lower Salford Township: thence extending along said Land of Lower Salford Township South 48 degrees, 49 minutes, 14 seconds West, 52.05 feet to a point a corner of Lot #25; thence extending along Lot #25 North 52 degrees, 42 minutes, 42 seconds West, 168.15 feet to a point on the Southeasterly side of Park Avenue (formerly known as East Park Avenue); thence extending along the Southeasterly side of Park Avenue (formerly known as East Park Avenue) the 2 following courses and distances viz: (1) North 37 degrees, 17 minutes, 18 seconds West, 8.09 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 350.00 feet the arc distance of 43.02 feet to a point a corner of Lot No. 23, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James S. Ritsick, by Deed from Glenn C. Davis and Cathy J. Davis, dated 06/09/1997, recorded 11/21/1997 in Book 5207, Page 1130.

Parcel Number: 50-00-03174-61-3.

Location of property: 321 Park Avenue, Harleysville, PA 19438-1856.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James S. Ritsick** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$226,072.13.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-15395

PREMISES NO. 1:

ALL THAT CERTAIN message and lot or piece of land situate on the Southwest side of a proposed street, thirty-three feet wide now known as log Cabin Road, running Southeasterly from Orvilla Road in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, as follows:

BEGINNING at a point in the Southwest side of a proposed street thirty-three feet wide at the distance of one thousand ten and one one-hundredths feet from the middle of Orvilla Road and in line of land of Frank and Carrie Zerger; thence along the Southwest side of said proposed street South forty-six degrees, fifty-six minutes East, seventy-five feet to the other land of William R. Choyce et ux., thence along the same the two following courses and distances, South forty-two degrees, forty-two minutes West, two hundred feet and North forty-six degrees, fifty-six minutes West, seventy-five feet to land of Frank and Carrie Zerger; thence along the same North forty-two degrees, forty-two minutes East, two hundred feet to the said proposed street now known as Log Cabin Road, the place of beginning.

TOGETHER with the right to draw water from a well located along the line dividing the premises hereinbefore described from other premises now or late of Albert J. Choyce and Anna M. his wife, being the Southeast side line of the premises hereinbefore described and under the subject to the joint obligation and expense of the maintenance of said well, said right to use said well and the obligation to maintain the same to extend to the parties hereto and their heirs, executors, administrators and assigns.

PREMISES NO. 2:

ALL THAT CERTAIN interior lot or piece of land, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan thereof made by Herbert H. Metz, Inc., Registered Engineers of Lansdale, Pennsylvania dated September 9, 1958, as follows, to wit:

BEGINNING at an iron pin, which iron pin is at the distance of two hundred feet measured South forty-two degrees, forty-two minutes West (along land of Leroy S. Stauffer and land of Michael Nevrrincean) from an iron pin on the Southwesterly side of Cabin Road (thirty-three feet wide), which last mentioned point is at the distance of one thousand ten and one one-hundredths feet measured South forty-six degrees, fifty-six minutes East along the Southwesterly side of Cabin Road produced, with the center line of Orvilla Road (thirty-three feet wide); thence extending from point of beginning South forty-six degrees, fifty-six minutes East (along other land of Leroy S. Stauffer) seventy-five feet to an iron pin in line of other land of William R. Choyce; thence extending from and along last mentioned land South forty-two degrees, forty-two minutes West, two hundred feet to an iron pin in line of other land of William R. Choyce; thence extending along last mentioned land North forty-six degrees, fifty-six minutes West, seventy-five feet to an iron pin in line of other land of William R. Choyce about to be conveyed to Michael Nevrrincean; thence extending along last mentioned land North forty-two degrees, forty-two minutes East, two hundred feet to the first mentioned iron pin and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gemma Zaffino and Dominic P. Zaffino, w/h, by Deed from Gemma Colella, dated 07/31/2003, recorded 09/02/2003 in Book 5471, Page 953.

Parcel Number: 35-00-01318-00-6.

Location of property: 1220 Cabin Road, Hatfield, PA 19440-3211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dominic P. Zaffino and Gemma Zaffino** at the suit of Citimortgage, Inc. Debt: \$326,725.11.

**Allison F. Wells**, Attorney. I.D. #309519

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-15568

ALL THAT CERTAIN lot or parcel of land, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 5 on a drawing entitled "Preliminary/Final Site Plan - Santoro Tract" prepared for Luigi A. Santoro by Carroll Engineering Corporation of Warrington, Pennsylvania, dated 08/21/2001, last revised 01/10/2003 and recorded in Plan Book A-61, Page 327, as follows, to wit:

BEGINNING at a point on the ultimate right-of-way line of Grange Avenue (40 foot half width) said point on the line of lands, n/1 Jacob L. and Gladys S. Zimmerman, Unit 59 in Block 36 and running: (1) thence from said point of beginning and extending along the said lands "Zimmerman" North 50 degrees, 21 minutes, 00 seconds West, the distance of 172.97 feet to a point, a corner of said lands n/1 "Zimmerman"; (2) thence along the same, South 39 degrees, 14 minutes, 00 seconds West, the distance of 150.00 feet to a point, a corner of the same on the line of lands n/1 Francis Pileggi, Unit 69 in Block 36; (3) thence along the lands of "Pileggi" North 50 degrees, 21 minutes, 00 seconds West, the distance of 134.43 feet to a point, a corner of Lot 4; (4) thence along the line of Lot 4, North 39 degrees, 30 minutes, 00 seconds East, the distance of 303.15 feet to a point on the Southwesterly right-of-way line of Cherry Tree Boulevard North (width varies); (5) thence extending along the said line of Cherry Tree Boulevard North the following six courses and distances, South 50 degrees, 30 minutes, 00 seconds East, the distance of 97.41 feet to a point of curve; (6) thence along the arc of a circle curving to the right, having a radius of 175.00 feet, an arc length of 21.21 feet to a point of tangent; (7) thence South 43 degrees, 33 minutes, 18 seconds East, the distance of 101.66 feet to a point of curve; (8) thence along the arc of a circle to the left, having a radius of 225.00 feet, an arc length of 27.27 feet to a point of tangent; (9) thence South 50 degrees, 30 minutes, 00 seconds East, the distance of 35.00 feet to a point of curve; (10) thence along the arc of a circle curving to the right, having a radius of 25.00 feet, an arc length of 39.27 feet to a point of tangent on the aforementioned ultimate right-of-way line of Grange Avenue; (11) thence extending along the line of Grange Avenue, South 39 degrees, 30 minutes, 00 seconds West, the distance of 113.73 feet to the first mentioned point and place of beginning.

BEING the same premises which Luigi A. Santoro and Maria Santoro, husband and wife by Deed dated 01/15/2004 and recorded 02/05/2004 in Montgomery County in Deed Instrument #2004022752 granted and conveyed unto Salvatore Santoro and Laurie Santoro, husband and wife, Tenants by the Entirety.

Parcel Number: 43-00-05807-04-5.

Location of property: 101 Cherry Tree Boulevard North a/k/a 101 Cherry Hill Boulevard, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Laurie Santoro and Salvatore L. Santoro** 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 2007-9T1, Mortgage Pass-Through Certificates, Series 2007-9T1. Debt: \$1,802,272.35.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-16060

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Covered Bridge Park made by A. W. Martin Associates, Inc., of King of Prussia, Pennsylvania, dated November 8, 1965, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-9, Page 5, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Covered Bridge Road which point is measured the two following courses and distances from a point of curve on the Southwesterly side of Caley Road, viz: (1) on the arc of a circle curving to the right having the radius of 15 feet the arc distance of 23.56 feet to the point of tangent; and (2) South 76 degrees, 41 minutes, 58 seconds West, 198 feet to the point and place of beginning; thence extending along the said Northwesterly side of Covered Bridge Road South 76 degrees, 41 minutes, 58 seconds West, 83.50 feet to a point; thence extending along Lot No. 6 on said plan North 13 degrees, 18 minutes, 02 seconds West, 142.99 feet to a point; thence extending North 66 degrees, 04 minutes, 30 seconds East, 84.95 feet to a point; thence extending along Lot No. 8 on said plan South 13 degrees, 18 minutes, 02 seconds East, 158.65 feet to the point and place of beginning.

BEING Lot Number 7 on said plan.

BEING the same property which Gerealeen Byrne, Executrix of the Estate of Catherine M. Miklosik by Deed dated May 11, 2004 and recorded on May 13, 2004 in Book 5507, Page 0559, with the Montgomery County Recorder of Deeds Office, granted and conveyed unto Gerealeen Byrne.

Parcel Number: 58-00-04399-00-7.

Location of property: 408 Covered Bridge Road, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerealeen Byrne and United States of America** at the suit of Citizens Bank of Pennsylvania. Debt: \$150,066.29 plus interest at \$9.34/day and costs from August 16, 2012.

**Lauren Berschler Karl**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-16213

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, and described according to a plan and survey made by C. Raymond Weir, Registered Surveyor, dated June 22, 1940, as follows, to wit:

BEGINNING at a point on the Southwest side of Norwood Avenue (50 feet wide) at the distance of 14.95 feet measured South 47 degrees, 12 minutes East from the intersection of the said Southwesterly side of Norwood Avenue and the Southeasterly side of Easton Road (50 feet wide) (Both extended); thence extending South 47 degrees, 12 minutes East along the said side of Norwood Avenue 101.88 feet to a point; thence extending South 42 degrees, 48 minutes West, 60 feet to a point; thence extending North 47 degrees, 12 minutes West, 117.04 feet to a point in the said Southeast side of Easton Road; thence extending North 43 degrees, East along said side of Easton Road 45.05 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.51 feet to the first mentioned point and place of beginning.

BEING the same premises which Francis J. Pileggi, Executor of the Will of Mary S. Damato by Deed dated 08/25/2006 and recorded 09/25/2006 in Montgomery County in Deed Book 5617, Page 1354 granted and conveyed unto Terence B. Flannery and Tara Marie Shumakeris.

Parcel Number: 30-00-47096-00-7.

Location of property: 2346 Norwood Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Terence B. Flannery and Tara Marie Flannery a/k/a Tara Marie Shumakeris** at the suit of U.S. Bank National Association, Trustee for The Pennsylvania Housing Finance Agency. Debt: \$185,802.78.

**Andrew Gornall**, Attorney. I.D. #92382

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-16217

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northerly side of Bowman Avenue in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania.

BEGINNING at a point in the middle line of said Bowman Avenue at the distance of 220.03 feet Eastwardly from the intersection of the middle lines of Bowman Avenue and Narberth Avenue; thence extending North 20 degrees, 43 minutes West, 222.60 feet to a point; thence extending North 69 degrees, 17 minutes East, 73.80 feet to a point; thence extending South 20 degrees, 43 minutes East, 209.20 feet to a point in the middle line of said Bowman Avenue; thence extending along the middle line of said Bowman Avenue South 58 degrees, 59 minutes West, 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Julia Jane Murphy by Deed dated 10/24/2005 and recorded 11/07/2005 in Montgomery County in Deed Book 05578, Page 1129 granted and conveyed unto Walter L. Breslin and Helen C. McCarthy.

Parcel Number: 40-00-06632-00-6.

Location of property: 601 Bowman Avenue, Merion Station, PA 19066.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Walter L. Breslin and Helen C. McCarthy** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$625,463.30.

**David Fein**, Attorney. I.D. #82628

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-16898

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Subdivision made for Pat Sparango, Inc., by Haggerty and Hagan, Inc., Engineering and Surveying dated August 2, 1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-7, Page 106, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Grace Lane (fifty feet wide) said point being the seven following courses and distances from a point formed by the intersection of the Southeasterly side of Grace Lane (fifty feet wide) with the Southwesterly side of Fleming Road (forty-one and fifty one-hundredths feet wide) (may be vacated) as shown on plan: (1) leaving Fleming Road South forty-five degrees, sixteen minutes West along the Southeasterly side of Grace Lane (fifty feet wide) seventeen and twelve one-hundredths feet to a point of curve on the same; (2) Southwestwardly still along the Southwesterly side of Grace Lane on the arc of a circle curving to the right having a radius of three hundred twenty-five feet the arc distance of seventy and ninety-seven one-hundredths feet to a point of tangent on the same; (3) South fifty-seven degrees, forty-six minutes, forty seconds West still along the Southeasterly side of Grace Lane fifty-seven and fifty-six one-hundredths feet to a point of curve on the same; (4) Southwestwardly still along the Southeasterly side of Grace Lane on the arc of a circle curving to the left

having a radius of two hundred seventy-five feet the arc distance of fifty-nine and eighty-nine one-hundredths feet to a point of tangent on the same; (5) South forty-five degrees, eighteen minutes West still along the Southeasterly side of Grace Lane two hundred six and twenty-six one-hundredths feet to a point of curve on the same; (6) Southwestwardly and Southeastwardly partly along the Southeasterly and Northeastly sides of Grace Lane on the arc of a circle curving to the left having a radius of fifty feet the arc distance of eighty and ninety-four one-hundredths feet to a point of tangent on the Northeastly side of same; and (7) South forty-seven degrees, twenty-seven minutes East along the Northeastly side of Grace Lane one hundred fifty-one and forty-one one-hundredths feet to the point of beginning; thence, extending from said point of beginning North forty-two degrees, thirty-three minutes East one hundred thirty-two and eighty-two one-hundredths feet to a point; thence extending South fifty degrees, six minutes, twenty-five seconds East, four and one one-hundredths feet to a point; thence extending South forty-seven degrees, twenty-seven minutes East crossing the Northwesterly side of a certain drainage right-of-way (of irregular width) and partly along the Southwesterly side of same at an angle in said right-of-way ninety feet to a point; thence extending South forty-two degrees, thirty-three minutes West along the Northwesterly side of the aforesaid right-of-way for drainage said right-of-way being ten feet wide at this point one hundred thirty-three feet to a point on the Northeastly side of Grace Lane aforesaid; thence extending North forty-seven degrees, twenty-seven minutes West along the Northeastly side of Grace Lane ninety-four feet to the first mentioned point and place of beginning.

BEING Lot No. 18, as shown on the above mentioned plan.

BEING the same premises which John S. Scholtz and Carol Scholtz by Deed dated October 17, 1979 and recorded in the Office of the Recorder of Deeds of Montgomery County on October 26, 1979, in Deed Book Volume 4467, Page 182, in the Office of the Recorder of Deeds of Montgomery County, granted and conveyed unto Cecilia H. Lee a/k/a Haing Ja Lee and Heung Sup Lee.

Parcel Number: 52-00-07663-00-7.

Location of property: 2013 Grace Lane, Flourtown, PA 19031.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cecilia H. Lee a/k/a Haing Ja Lee and Heung Sup Lee** at the suit of Citizens Bank of Pennsylvania. Debt: \$215,573.94 plus interest at \$13.64/per day and costs from August 14, 2012.

**Lauren Berschler Karl**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

#### 12-16913

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 96 on a plan of lots of Whitehall Park, made by Will D. Hiltner, Registered Surveyor Norritown, Pennsylvania, on August 3 and October 5, 1950 and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northwest side of Oxford Circle, fifty feet wide, at the distance of three hundred thirty-two feet measured Northeastwardly along the Northwesterly side of Oxford Circle, as shown on said plan from a point of tangent of the radius round corner of Oxford Circle and Lynn Drive, sixty feet wide, a corner of Lot 95 on said plan; thence along Lot 95 North twenty-six degrees, thirty-five minutes, forty four seconds West, one hundred eighteen and fourteen one-hundredths feet to a point in line of Lot No. 88; thence partly along Lot 88, Lot 89 and partly along Lot No. 90, North forty-three degrees, eight minutes, thirty seconds East, ninety-one and one-hundredths of a foot to a point, a corner of Lot 97; thence along Lot 97 South eleven degrees, fifty-one minutes, forty-five seconds East, one hundred sixty and seventy one-hundredths feet to a point on the Northwest side of Oxford Circle, aforesaid; thence along said side of Oxford Circle, Southwestwardly on a line curving to the left with a radius of one hundred seventy-five feet the arc distance of forty-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Walter Holmes and Mary Francis Holmes, his wife, by Deed from Marian M. Deery, widow, dated 01/13/1986, recorded 01/16/1986 in Book 4789, Page 2444.

Parcel Number: 63-00-05719-00-5.

Location of property: 134 Oxford Circle, Norristown, PA 19403-2941.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter Holmes a/k/a Walter Harry Holmes and Mary Holmes a/k/a Mary Francis Holmes** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$249,898.92.

**Allison F. Wells**, Attorney. I.D. #309519

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

#### 12-16915

ALL THOSE CERTAIN Lots No. 58, 59, 60 on a certain plan of lots known as "Edgewood Terrace Extension," as recorded at Norristown in Deed Book No. 860, page 600, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Price Street, at the distance of one hundred sixty feet Southwestly from the Southwest side of Wilson Avenue, a corner of this and Lot No. 57 lately conveyed to John J. Yonkowitz; thence along said lot Northwestly one hundred thirty-nine feet to the Southeast side of a twenty foot wide alley; thence along the said side of said alley, Northeastly and parallel to Price Street, sixty feet to the line of Lot No. 61; thence along the line of Lot No. 61 Southeasterly, one hundred thirty-nine feet to the Northwest side of Price Street aforesaid; and thence along said side thereof Southwestly sixty feet to the place of beginning.

BEING the same premises which Margaret Soley and Margaret Soley, as Agent for Charles T. Schreiner, by Deed dated August 25, 2003 and recorded in the Office of the Recorder of Deeds of Montgomery County on October 7, 2003, at Deed Book Volume 5476, Page 1626, granted and conveyed unto Timothy P. Menard and Wendy M. Menard.

Parcel Number: 16-00-22688-00-3.

Location of property: 349 North Price Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Timothy P. Menard and Wendy M. Menard** at the suit of JP Morgan Chase Bank, National Association, et al. Debt: \$124,405.79.

**Kristine M. Anthou**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-17107

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as Ringing Hill Gardens, as follows, to wit:

BEGINNING at the Southeasterly corner Lot 25 said point being on the Northerly property line of Lynn Drive (50 feet wide); thence along the Easterly side of Lot 25 North 27 degrees, 43 minutes East, 200.0 feet to a corner of line lands now or late Charles M. Davis; thence along the same South 62 degrees, 17 minutes East, 100.0 feet to a corner of Lot 27; thence along the same South 27 degrees, 43 minutes West, 200.0 feet to a corner on the Southerly side of Lynn Drive; thence along the same North 62 degrees, 17 minutes West, 100.0 feet to the place of beginning. Being all of Lot 26 being No. 1485 Lynn Drive. Being the same premises which J. J. Taylor a/k/a James J. Taylor and Dorothy L. Taylor, his wife by Deed dated 12/15/1993 and recorded 12/27/1993 in the County of Montgomery in Mortgage Book 5065, Page 286 conveyed unto Randy P. Paolucci and Renae L. Paolucci, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Randy P. Paolucci and Renae L. Paolucci, husband and wife, as Tenants by the Entirety by Deed from J. J. Taylor also known as James J. Taylor and Dorothy L. Taylor, husband and wife dated 12/15/1993 recorded 12/27/1993 in Deed Book 5065, Page 0286.

Parcel Number: 42-00-03028-00-8.

Location of property: 1485 Lynn Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Randy P. Paolucci and Renae L. Paolucci** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of January 1, 2007, GSAMP Trust 2007-H1, Mortgage Pass-Through Certificates, Series 2007-H1. Debt: \$290,699.60.

**Kassia Fialkoff**, Attorney. I.D. #310530

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-17132

ALL THAT CERTAIN message and tract of land, situate in the Sixth Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey, dated March 16, 1966, as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a corner on the Easterly property line of South Roland Street (50 feet wide) and being distant along the same from a point marking the Southeasterly property line intersection of South Street (50 feet wide) and the aforesaid South Roland Street South 16 degrees, 00 minutes West, 50 feet, 8 inches; thence on a course passing through the middle of a concrete division party wall South 74 degrees, East 110.00 feet to a corner on the Westerly side of a given 10 foot wide private alley; thence along the same South 16 degrees, West 18 feet, 00 inches to corner; thence North 74 degrees, West 110 feet, 00 inches to a corner on the Easterly side of South Roland Street; thence along the same North 16 degrees, East 18 feet, 00 inches to a corner and place of beginning.

TOGETHER with the free and unobstructed use, right, liberty and privilege of ingress and egress over the 20 feet wide private alley adjoining the premises in common with owners of adjoining premises.

BEING the same premises which Matthew Daniel Biehl, by his Deed dated May 6, 2005, and recorded May 13, 2005, in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book 5553, Page 2838, granted and conveyed unto Ryan K. Smith.

Parcel Number: 16-00-24764-00-6.

Location of property: 108 South Roland Street, Pottstown, PA 19464.

The improvements thereon are: Single family residence.

Seized and taken in execution as the property of **Ryan K. Smith** at the suit of Bar-H Capital, LLC. Debt: \$91,988.38.

**Richard Brent Somach**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-17225

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 plan and survey thereof for Walter Flack on the 23rd day of March, A.D. 1923 by C. Raymond Weir, Civil Engineer of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point in the middle of the Davisville Road at the distance of fourteen hundred and six and fifteen one-hundredths feet Northeastwardly from the Northeasterly side of the Cheltenham and Willow Grove Turnpike (now the Old York Road); thence along the middle of the said Davisville Road North thirty-eight degrees and forty-five minutes East, twenty-three and seventy-eight one-hundredths feet to a point; thence North fifty-one degrees and fifteen minutes West, two hundred eighty and sixty-three one-hundredths feet to the Southeasterly side of the Northeast Pennsylvania Railroad; thence Southwesterly along same (on a curved line whose radius is thirty-eight hundreds and nineteen and fifty-three one-hundredths feet) the distance of twenty-three and seventy-eight one-hundredths feet to an iron pin; thence South fifty-one degrees and fifteen minutes East, two hundred eighty and seventy-two one-hundredths feet, said line passing through the center of the party wall to the middle of the Davisville Road to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED to David M. Rector and Atiya Y Rector, husband and wife, as Tenants by the Entirety by dated 11/28/2003, given by Raymond Rabke and recorded 1/5/2004 in Book 5488, Page 1453 Instrument #2004001527.

Parcel Number: 59-00-04216-00-9.

Location of property: 408 Davisville Road, Willow Grove, PA 19090-2729.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Rector and Atiya Y. Rector** 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: \$121,996.47.

**Melissa J. Cantwell**, Attorney. I.D. #308912

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-18109

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereon known as Map of Property of "Washington Square Heights, Inc." "Section G" made by Yerkes Engineering Company dated March 23, 1959, revised April 27, 1959, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-5, Page 20, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Daws Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Clearview Avenue (50 feet wide): (1) leaving Clearview Avenue on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 20.42 feet to a point of tangent on the Southwesterly side of Daws Road; and (2) South 49 degrees, 9 minutes East along the Southwesterly side of Daws Road 112 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Daws Road 100 feet, and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Daws Road 141.50 feet.

BEING Lot No. 290, as shown on the above mentioned plan.

BEING the same premises which by Warranty Deed elated 07/20/2007 and recorded 07/26/2007 in Montgomery County in Deed Book 5667, Page 00509 granted and conveyed unto Derrick Brooks and Mary Muroski to Derrick Brooks and Mary Muroski and Amy E. Muroski, as Joint Tenants with a Right of Survivorship.

Parcel Number: 66-00-01426-00-2.

Location of property: 1690 Daws Road, Whitpain Township, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Derrick Brooks, Mary Muroski and Amy E. Muroski** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Benefit of the Certificate Holders of The CWABS, Inc., Asset-Backed Certificates, Series 2007-SD1. Debt: \$305,771.06.

**Jay E. Kivitz**, Attorney. I.D. #26789

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-18119

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of School Village, made by Gwynedd Woods Inc., by C. Raymond Weir Associates, Inc., Ambler, Pennsylvania on 1/11/1978 and last revised on 11/8/1978 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 A-32, Page 71, described, as follows, to wit:



BEGINNING at a point on the Southwesterly side of Fulling Mill Lane (50 feet wide) said point being the two following courses and distances along the Southwesterly side of Fulling Mill Lane from a point of curve on the Northwestern side of Tennis Avenue (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet to a point; and (2) North 48 degrees, 58 minutes West, 121 feet to the point of beginning; thence extending from said point of beginning along Lot Nos. 47 and 49 South 41 degrees, 02 minutes West, 160.85 feet to a point in line of lands of Walter Shaeff, Jr., thence extending along same North 48 degrees, 58 minutes West, 50 feet to a point a corner of Lot No. 45; thence extending along same North 41 degrees, 02 minutes East, 160.85 feet to a point on the Southwesterly side of Fulling Mill Lane; thence extending along the Southwesterly side of Fulling Mill Lane, South 48 degrees, 58 minutes East, 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 46 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Angela F. Pileggi, by Deed from Ethel F. Cummings, dated 01/15/1990, recorded 02/12/1999 in Book 5259, Page 1182.

Parcel Number: 01-00-01743-13-7.

Location of property: 208 Fulling Mill Lane, Ambler, PA 19002-4201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela Pileggi a/k/a Angela F. Pileggi** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$173,728.12.

**Robert W. Cusick**, Attorney, I.D. #80193

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-18138

ALL THAT CERTAIN message and lot or land, 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., Registered Professional Engineer, Upper Darby, Pennsylvania on December 28, 1950, as follows, to wit:

BEGINNING at a point on the Southeast side of Pine Street (66.00 feet wide), at the distance of 218.47 feet Southwest from the Southwest side of Wood Street (66.00 feet wide), a corner of land about to be conveyed to George W. Salamone, et ux.; thence along said land, the line for a part of the distance passing through the center line of the partition wall dividing the house erected hereon and the house on the said adjoining premises, South 35 degrees, 13 minutes East, 139.32 feet to a point on the Northwest side of Land Alley (20.00 feet wide); thence along said side of said alley South 54 degrees, 47 minutes West, 16.00 feet to a point, a corner of land about to be conveyed to Joseph H. Brassington, et ux.; thence along said land, the line for a portion of the distance passing through the center of the partition wall dividing the house erected hereon and the house on said adjoining premises, North 35 degrees, 13 minutes West, 139.32 feet to a point on the Southeast side of Pine Street, aforesaid; thence along said side of Pine Street North 54 degrees, 47 minutes East, 16.00 feet to the place of beginning.

BEING the same premises which Calbert L. Taylor and Mary L. Taylor, by Deed dated 7/31/2000 and recorded 8/1/2000 in Deed Book Volume 5325, Page 1632, Montgomery County records, granted and conveyed unto Mary L. Taylor.

TITLE TO SAID PREMISES VESTED IN Bregenia Bell by Deed from Mary L. Taylor dated 10/25/02 and recorded 12/02/02 in the Montgomery County Recorder of Deeds in Book 5436, Page 1861.

Parcel Number: 13-00-30156-00-8.

Location of property: 1224 Pine Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bregenia Bell a/k/a Bregina Bell** at the suit of Bank of America, N.A. Debt: \$81,727.08.

**Patrick J. Wesner**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-18151

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, Pennsylvania in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds in and for Montgomery County, Pennsylvania, the Declaration of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 465, and Amendment thereto dated July 10, 1974 and recorded in Deed Book 3959, Page 132, Second Amendment thereto dated August 22, 1979 and recorded in Deed Book 4461, Page 28 and Third Amendment thereto dated March 19, 1980 and recorded in Deed Book 4513, Page 407, and the Declaration Plan of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Condominium Plan Book 2, Page 93 and the Code of Regulations of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 510, and Amendment thereto dated June 24, 1977 and recorded in Deed Book 4221, Page 142, and Second Amendment thereto dated March 19, 1980 and recorded in Deed Book 4513, Page 411, Third Amendment thereto dated April 7, 1981 and

recorded in Deed Book 4617, Page 165, and a Fourth Amendment thereto dated May 8, 1985 and recorded in Deed Book 4769, Page 1105, and a Fifth Amendment thereto dated December 17, 1997 and recorded in Deed Book 5222, Page 1530, and a Sixth Amendment thereto dated April 29, 1998 and recorded in Deed Book 5224, Page 757, being designated in such Declaration Plan as Unit 204, as more fully described in such Declaration Plan and Declaration, together with a Proportions Undivided Interest in the Common Elements (as defined in such Declaration) of 0.456%. The unit, together with its Proportionate Undivided Interest, is sometimes hereinafter referred to collectively as the 'Premises'.

THE PREMISES are also subject to the Declaration of Community Restrictions, Covenants and Conditions, dated March 14, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 328 and the Declaration of Mall Restrictions, Covenants and Conditions dated April 10, 1974 and recorded on April 10, 1974 in Deed Book 3933 at Page 419.

UNDER AND SUBJECT to easements, rights granted to public utilities and other rights, covenants and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Keun Y. Lee, by Deed from Darrell E. Dick, dated 01/19/2007, recorded 02/23/2007 in Book 5636, Page 1685.

Parcel Number: 58-00-19300-23-5.

Location of property: 10204 Valley Forge C, Unit 10204, a/k/a 10204 Valley Forge Circle, Condominium 204, King of Prussia, PA 19406.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Keun Y. Lee** at the suit of Wells Fargo Bank, N.A. Debt: \$192,284.50.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-18157

ALL THAT CERTAIN lot with improvements, being 201 Front Street, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, as follows:

BEGINNING at a point of intersection of the Southwesterly side of Front Street and the Northwesterly side of line of Bullock Avenue, South 50 degrees, 55 minutes West, 111.60 feet to a point a corner the center line of a 20 feet wide alley as laid out; thence along the center line of said alley, North 27 degrees, 11 minutes West, 24.66 feet to a point a corner; thence North 55 degrees, 28 minutes East the line for a portion of the distance passing through the middle of the partition wall between this and the adjoining premises 107.09 feet to a point and corner on the Southwesterly side of line of Front Street; thence along the Southwesterly side line of Front Street, South 36 degrees to 40 minutes East, 31.20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Esposito, by Deed from G. Mason Van Sciver, dated 07/30/2007, recorded 08/07/2007 in Book 5659, Page 578.

Parcel Number: 24-00-01464-00-6.

Location of property: 201 Front Street, West Conshohocken, PA 19428-2830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel P. Esposito a/k/a Daniel Esposito** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank. Debt: \$239,802.36.

**Allison F. Wells**, Attorney. I.D. #309519

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-18588

ALL THAT CERTAIN unit, designated as Unit Number 1308 being a Unit in the Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., as designated in the Declaration of Condominium of the Meadows, bearing date January 4, 1984 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on January 12, 1984, and plats and plans for Condominium bearing date January 4, 1984 and recorded as Exhibit C, of the Declaration of Condominium of the Meadows Condominium in Deed Book 4727, Page 1766.

TOGETHER with the right, title and interest, being +27% undivided interest, of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

AND the Grantor represents and warrants to the said Grantee(s) that the said Grantor has complied with the provisions of Section 3410(b) of the said Pennsylvania Uniform Condominium Act.

BEING the same premises which Richard W. Tryon, Jr., by Deed dated February 2, 2004 and recorded March 15, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book Volume 05499, Page 2403, Instrument #2004062031, granted and conveyed unto Richard W. Tyron, Jr. correctly known as Richard W. Tryon, Jr.

Parcel Number: 61-00-01662-35-6.

Location of property: 1308 Meadowview Lane, Apartment 1308, Mont Clare, PA 19453.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, as Administrator of The Estate of Richard W. Tryon, Jr., a/k/a Richard W. Tryon, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$59,938.32.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-18667

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan entitled "Morgan's Court", drawn by Applied Surveying Technologies, Douglas A. Kramer, PLS Oley, Pennsylvania, dated 8-19-2002, revised 12-2-2002 and recorded in Plan Book A-61, Page 282, as follows, to wit:

BEGINNING at a point on the Northwestern side of Sixth Street (proposed right-of-way line 30 feet from center line), a corner of this land and Lot No. 19 on said plan; thence extending from a said point of beginning and along the Northwestern side of Sixth Street, aforesaid along the arc of a circle curving to the right having a radius of 970.00 feet the arc distance of 35.19 feet to a point, corner of Lot No. 21 on said plan; thence extending from the same, crossing proposed 10 feet wide sanitary sewer easement and through the bed of sanitary sewer reservation easement, North 39 degrees, 33 minutes, 00 seconds West, 204.35 feet to a point; thence extending North 20 degrees, 45 minutes, 32 seconds East, 40.29 feet to a point, a corner of Lot No. 19, aforesaid; thence extending along the same, re-crossing proposed 20 feet wide sanitary sewer easement, South 39 degrees, 33 minutes, 00 seconds East 214.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 on said plan.

TITLE TO SAID PREMISES IS VESTED IN David A. DiMarcello and Linda M. DiMarcello, by Deed from Rotelle Builders-East Greenville, L.P., A Pennsylvania Limited Partnership, dated 03/31/2004, recorded 04/14/2004 in book 5503, Page 2273.

Parcel Number: 06-00-03160-19-1.

Location of property: 317 West 6th Street, East Greenville, PA 18041-1530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. DiMarcello and Linda M. DiMarcello** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$243,124.52.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-18714

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a survey and plan made of Section No. 4 of Wunderland made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, on February 11, 1958 and revised March 7, 1958, as follows, to wit:

BEGINNING at a point on the Southeastly side of Osbourne Avenue (fifty feet wide) which point is measured South forty-two degrees, fifty-three minutes, thirty seconds West, ninety-nine and sixty 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 feet, the arc distance of thirty-three and ninety-seven one-hundredths feet from a point on the Southwesterly side of Rossiter Avenue (fifty feet wide); thence extending South forty-seven degrees, six minutes, thirty seconds East, one hundred forty-six and sixty-three one-hundredths feet to a point; thence extending South sixty-six degrees, thirty-three minutes, forty seconds West, fifty-three and fifty one-hundredths feet to a point; thence extending South forty-seven degrees, six minutes, thirty seconds East, seventeen and sixty-four one-hundredths feet to a point; thence extending South forty-two degrees, fifty-three minutes, thirty seconds West, twenty-two feet to a point; thence extending North forty-seven degrees, six minutes, thirty seconds West, one hundred forty-two and seventy-eight one-hundredths feet to a point on the Southeastly side of Osbourne Avenue; thence extending along the Southeastly side of Osbourne Avenue, North forty-two degrees, fifty-three minutes, thirty seconds East, seventy-one feet to the first mentioned point and place of beginning.

BEING the same premises which Mary A. Cuthill by Deed dated 7/25/1997 and recorded 8/7/1997 in Montgomery County in Deed Book 5195, Page 313 granted and conveyed unto Gregory A. Slater and Alice M. Slater.

Parcel Number: 30-00-50720-00-1.

Location of property: 1471 Osbourne Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gregory A. Slater and Alice M. Slater** at the suit of U.S. Bank National Association, Trustee for The Pennsylvania Housing Finance Agency. Debt: \$94,809.38.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-18776

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, being known, designated and described as Lot No. 44 according to a plan of subdivision made for The Korman Corporation by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated November 26, 1975 and recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-34, Page 39, which lot is more particularly described, as follows, to wit:

BEGINNING at a corner of this lot and Lot No. 43 on the aforesaid plan on the Easterly side of Valley View Way (50 feet wide); thence along Lot No. 43 South 70 degrees, 17 minutes, 07 seconds East, crossing a 40 feet wide drainage easement, 456.76 feet to a corner; thence along the Northwesterly side of Valley Forge Road (as widened on said plan to a width of 50 feet to the Northwest of the center line thereof) South 36 degrees, 23 minutes, 01 second West, 143.83 feet to a corner; thence along Lot No. 45 North 65 degrees, 59 minutes, 18 seconds West, recrossing the 40 feet wide drainage easement, 420.65 feet to a corner; thence along the said Easterly side of said Valley View Way along the arc of a circle curving to the left with a radius of 1411.10 feet the arc distance of 106.24 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph N. Bisciotti, Jr., by Deed from Kathleen Votta, a/k/a Kathleen A. Mc Hugh, dated 08/27/2007, recorded 09/05/2007 in Book 5663, Page 231.

Parcel Number: 53-00-08961-39-1.

Location of property: 3015 Valley View Way, Lansdale, PA 19446-5109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph N. Bisciotti, Jr.** 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 formerly known as Washington Mutual Bank, F.A. Debt: \$345,946.14.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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: \$96,530.16.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-19341

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a map of subdivision of Oakland Farms, Section 1 made for Oakland Associates by Yerkes Associates, Inc., Consulting Engineers, Bryn Mawr, Pennsylvania, dated June 19, 1974 revised October 16, 1975 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A 26, Page 26-A, last revised February 14, 1977, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Dairy Lane (50 feet wide) a corner of Lot No. 60 as shown on said plan said point being measured the two following courses and distances from a point of curve on the Southeasterly side of

Stable Road (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 15.00 feet, the arc distance of 23.39 feet to a point; and (2) South 49 degrees, 49 minutes, 50 seconds East, 412.87 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly side of Dairy Lane South 49 degrees, 49 minutes, 50 seconds East, 85.00 feet to a point a corner of Lot No. 62 on said plan; thence extending along said Lot No. 62 and Lot No. 63 South 40 degrees, 10 minutes, 10 seconds West, 200.00 feet to a point a corner of Lot No. 52, on said plan; thence extending along said Lot No. 52 North 49 degrees, 49 minutes, 50 seconds West, 85.00 feet to a point a corner of Lot No. 60 aforesaid; thence extending along said Lot No. 60 North 40 degrees, 10 minutes, 10 seconds East, 85.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 61 on said plan.

BEING the same premises which Anthony W. Frederick and Carolyn J. Frederick, by Deed dated 7/9/1994 and recorded at Montgomery County in Deed Book 5084, Page 165, granted and conveyed unto Carolyn J. Frederick, in fee.

TITLE TO SAID PREMISES IS VESTED IN Suzanne Balestrieri, by Deed from Carolyn J. Frederick, dated 12/14/2000, recorded 01/02/2001 in Book 5344, Page 1812.

Parcel Number: 63-00-01852-10-1.

Location of property: 2406 Dairy Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Suzanne Balestrieri and Nicholas Balestrieri** at the suit of Federal National Mortgage Association ("FNMA"). Debt: \$338,164.44 plus interest to sale date.

**Heather Riloff**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

#### 12-19401

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, and described according to Plan of 'Upland Village' made by Ludgate Engineering Corporation dated 3/23/1998 and last revised 5/4/1998 and recorded in Montgomery County in Plan Book A-58, Page 118, 119, and 120 and 121, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Upland Street (50 feet wide) which point of beginning is common to this Lot and Lot No. 24 as shown on said plan; thence extending from said point of beginning, Northeastwardly along the Southeasterly side of Upland Street on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 56.44 feet to a point on the line dividing the Borough of Pottstown and the Township of West Pottsgrove; thence extending along the same, South 66 degrees, 09 minutes, 10 seconds East, 51.43 feet to a point, a corner of Lot No. 88 as shown on said plan; thence extending along the same, the three following courses and distances, viz: (1) South 23 degrees, 50 minutes, 50 seconds West, 86.02 feet to a point; (2) South 76 degrees, 00 minutes, 00 seconds West, 10.00 feet to a point; and (3) South 71 degrees, 08 minutes, 39 seconds West, 27.03 feet to a point, a corner of Lot No. 24, aforesaid; thence extending along the same, North 18 degrees, 08 minutes, 01 second West, 101.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 89 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Annette H. Reece, by Deed from Spring Hill Realty, Inc., a Pennsylvania Corporation, dated 05/31/2000, recorded 06/29/2000 in Book 5321, Page 1879.

Parcel Number: 16-00-29665-37-9.

Location of property: 704 Upland Street, Pottstown, PA 19464-5185.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Annette H. Reece** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$131,932.05.

**Allison F. Wells**, Attorney. I.D. #309519

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

#### 12-19406

ALL THAT CERTAIN lot or piece of ground, with the two story brick messuage or tenement thereon erected (No. 140 Beecher Avenue), described according to a survey and plan thereof made by Charles D. Conklin, Jr., Civil Engineer, on July 3, 1928, as follows, to wit:

SITUATE on the Southwest side of Beecher Avenue (fifty (50) feet wide)) at the distance of one hundred nine (109) feet three and one-half (3 1/2) inches Southeastwardly from the Southeasterly side of Ryers Avenue, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Beecher Avenue twenty-four (24) feet, eight and three-fourth (8 3/4) inches and extending Southwestwardly of that width in length or depth between parallel lines at right angles with the said Beecher Avenue, the Southeasterly line thereof passing thru the center of a brick party wall between this and the adjoining premises one hundred one (101) feet, eleven and seven-eighths (11 7/8) inches.

BEING the same premises which Monica Artiles Liebman, an unmarried woman who acquired titles as a married woman, by Warranty Deed dated May 25, 2006 and recorded September 18, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05616, Page 2078, granted and conveyed unto Monica Artiles Liebman, an unmarried woman.

Parcel Number: 31-00-02032-00-7.

Location of property: 140 Beecher Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Monica Artilles Liebman** at the suit of HSBC Bank USA, N.A. as Trustee on Behalf of ACE Securities Corporation Home Equity Loan Trust and for The Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2006-HE4, Asset-Backed Pass-Through Certificates, by its Attorney in Fact, Ocwen Loan Servicing, LLC. Debt: \$222,874.26.

**Kevin P. Diskin**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-19408

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a map of property of Barbara M. Murphy, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated 6/6/1947, as follows, to wit:

BEGINNING at a point in the middle line of Homewood Avenue (50 feet wide) which point is at the distance of 227.95 feet measured Northwestwardly along the middle line of said Homewood Avenue from its intersection with the middle line of Sabine Avenue (50 feet wide); thence extending along the middle line of Homewood Avenue, North 20 degrees, 26 minutes West, 24.70 feet to a point; thence extending North 69 degrees, 34 minutes East, partly passing through a party wall, 151.57 feet to a spike; thence extending South 20 degrees, 26 minutes East, 24.70 feet to a point; thence extending South 69 degrees, 34 minutes West passing partly along a wall of garage erected on premises to the Southeast, 151.57 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Susan Lennox, by Deed from Robert M. Hanby and Stephanie Hanby, dated 07/09/2004, recorded 08/05/2004 in Book 5520, Page 1691.

Parcel Number: 12-00-01915-00-8.

Location of property: 509 Homewood Avenue, Narberth, PA 19072-1714.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan Lennox** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$277,380.72.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-20479

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of Majestic Corporation made by Joel C. Defreytes, Jr., P.E. dated 12/10/1982 and revised on 4/8/1983 as recorded in the Recorder of Deeds Office at Norristown, Montgomery County Plan Book A-45, Page 364, as follows, to wit:

BEGINNING at a point on the Southeasterly side of H. Street (50 feet wide) a corner of this and Lot # 12 on the above-mentioned plan, which last mentioned point is measured the two following courses and distances from a point on the Southwesterly side of Prince Street (50 feet wide): (1) along the arc of a circle curving to the left having a radius of 10 feet the arc distance of 20.76 feet to a point of tangent on the said side of H. Street; and (2) South 34 degrees, 00 minutes West, 78.46 feet to the place of beginning; thence extending from said point of beginning along Lot #12 aforesaid South 56 degrees, 00 minutes East, 100 feet to a point on the Northwesterly side of a 20 feet wide alley; thence extending along the same South 34 degrees, 00 minutes West, 20 feet to a point, a corner of Lot # 10 on the above-mentioned plan; thence extending along the same North 56 degrees, 00 minutes West 100 feet to a point on the said side of H. Street; thence extending along the same North 34 degrees, 00 minutes East, 20 feet to the first mentioned point and place of beginning.

BEING Lot #11 on the above-mentioned plan.

BEING the same premises which R. Mark Myers and Patricia E. Myers, by Indenture bearing date April 22, 2002 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5405, Page 952 granted and conveyed unto Jeffrey E. Saxton and Leigh E. Saxton, in fee.

Parcel Number: 16-00-12138-06-8.

Location of property: 508 West Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential single family.

Seized and taken in execution as the property of **Jeffrey E. Saxton and Leigh E. Saxton** at the suit of Springleaf Financial Services of Pennsylvania, Inc. Debt: \$102,478.37.

**Benjamin J. Witmer**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-20591

ALL THAT CERTAIN lot or piece of ground, situate in the Village of Mechanicsville, **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described in part according to a certain survey and plan thereof made by John H. Dager, C.E., in September 1913 and bounded and described according thereto, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of DeHaven Avenue (a thirty feet wide street running Northwesterly from the main road or street of Mechanicsville to Bullock Avenue as shown on said plan) at the distance of five hundred and twenty feet and ninety-seven one-hundredths of a foot North sixty-two degrees, fifty-seven minutes East from a point formed by the intersection of said Northwest side of DeHaven Avenue with the Northeastly side of a certain twenty feet wide alley shown on said plan; thence leaving said DeHaven Avenue and along Tract No. 1 on said plan North twenty-two degrees, West one hundred fifty feet to a stake in line of land now or late of Issac D. Griffith; thence along said land North sixty-two degrees, fifty-seven minutes East, seventy-five feet to a point; thence South twenty-two degrees, East one hundred forty-nine feet and nine-tenths of a foot to a point in the Northwesterly side of DeHaven Avenue; thence along said side of DeHaven Avenue Southwesterly two degrees, fifty-seven minutes West, seventy-five feet to the first mentioned point and place of beginning.

BEING the same premises which Jessie C. Ramsey by Deed dated September 16, 1950, and recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 2119, Page 586, C, granted and conveyed unto David Hamilton and Vera Hamilton, his wife, as Tenants by the Entireties.

AND SAID Vera Hamilton, also known as Vera E. Hamilton and Veronica E. Hamilton, departed this life on March 12, 1988.

This conveyance is tax exempt as being a transfer between father to father and daughter.

TITLE TO SAID PREMISES IS VESTED IN David Hamilton, single man and Elizabeth Ann Hamilton, his daughter, by Deed from David Hamilton, single man, dated 05/12/2000, recorded 05/17/2000 in Book 5317, Page 366. Parcel Number: 58-00-05923-00-4.

Location of property: 384 DeHaven Street, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Elizabeth Ann Hamilton, Deceased and William D. Hamilton, Administrator and Heir-at-Law of The Estate of Elizabeth Ann Hamilton, Deceased and All Unknown Heirs, Successors and Assigns, Representatives, Devisees, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Elizabeth Ann Hamilton, Deceased** at the suit of Nationwide Advantage Mortgage Company. Debt: \$130,838.07 plus interest to sale date.

**Heather Riloff**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 **EILEEN WHALON BEHR, SHERIFF**.

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

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-21292

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Skippack Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan thereof known as Cedar Crossing made by Robert H. McKinney, Jr., Associates, Inc., dated June 1, 1988 and last revised December 1, 1989 and recorded in Montgomery County in Plan Book A-52, Page 366, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pennsylvania State Highway Route 113 (originally 46.50 feet wide but since widened by the addition of 16.25 feet on the Southeasterly side thereof) which point of beginning is common to this Lot and Lot No. 21 as shown on said plan; thence extending from said point of beginning along Lot No. 21, the two following courses and distances, viz: (1) South 42 degrees, 24 minutes, 35 seconds East, passing in part through a certain 20 feet wide cross easement for joint driveway, 100.00 feet to a point; and (2) South 25 degrees, 53 minutes, 45 seconds East, 209.63 feet to a point in line of Lot No. 13 as shown on said plan; thence extending along the same, South 84 degrees, 58 minutes, 21 seconds West, 82.32 feet to a point, a corner of land now or late of Wilmer and Margaret B. Reinford; thence extending along the same, North 42 degrees, 24 minutes, 36 seconds West, 251.00 feet to a point on the said Southeasterly side of Pennsylvania State Highway Route 113, aforesaid; thence extending along the same, North 47 degrees, 35 minutes, 25 seconds East, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 as shown on said plan.

BEING the same premises which Bonnie L. Yoder, formerly Bonnie L. Altieri, by Deed dated December 10, 2007, and recorded in the Office of the Recorder of Deeds in and for Montgomery County, at Norristown, Pennsylvania, on January 7, 2008, in Deed Book 5677, Page 02701 &c., Instrument #2008001750, granted and conveyed unto Steven L. Yoder, Sr. and Bonnie L. Yoder, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Bonnie L. Yoder, by Deed from Steven L. Yoder, Sr. and Bonnie L. Yoder, h/w, dated 05/06/2011, recorded 06/01/2011 in Book 5802, Page 1862.

Parcel Number: 51-00-00232-20-3. Map #51023 053.

Location of property: 1184 Bridge Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven L. Yoder and Bonnie L. Yoder** at the suit of American Heritage Federal Credit Union. Debt: \$323,835.15 plus interest to sale date.

**Heather Riloff**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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



12-21465

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, described according to a survey made by Will D. Hiltner, Registered Engineer in April 1949 and recorded at Norristown, in Deed Book 1996, Page 601, as follows, to wit:

BEGINNING at a point of curve formed by the intersection of the Northwestern line of Winding Way (40 feet wide) and the Southwesterly line of Cherry Lane (40 feet wide); thence extending along Winding Way South 15 degrees, 8 minutes, 45 seconds West, 131.47 feet to a point of curve; thence continuing Southwestwardly along Winding Way on a line curving to the right with a radius of 322.33 feet the arc distance of 13.53 feet thence extending on a line North 52 degrees, 22 minutes, 34 seconds West through the center of a 9 feet wide driveway 71.50 feet to the end thereof; thence continuing along said line 71.67 feet to a point; thence extending on a line North 33 degrees, 27 minutes, 49 seconds East, 120 feet to the Southwesterly side of Cherry Lane; thence extending Southeastwardly along the same on a line curving to the left with a radius of 270 feet the arc distance of 86.32 feet to a point of curve; and thence extending on a line curving to the right with a radius of 10 feet the arc distance of 15.71 feet to the place of beginning.

BEING #145 on said plan.

TOGETHER with the free use, right, liberty and privilege of the said driveway as and for a passageway in common with the owners, tenants and occupiers of the premises adjoining to the Southwest.

TITLE TO SAID PREMISES IS VESTED IN Catherine L. Emel, individually, by Deed from Raymond L. Emel and Catherine L. Emel, h/w, dated 09/20/2008, recorded 10/23/2008 in Book 5711, Page 2260.

Parcel Number: 49-00-13351-00-1.

Location of property: 217 Winding Way, Plymouth Meeting, PA 19462-2416.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond L. Emel and Catherine L. Emel** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$191,875.31.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-21857

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Part of Fern Village, Section No. 2" made by George B. Mebus, Inc., dated May 13, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Goodwin Road (fifty feet wide) at the distance of three hundred sixty-seven and eight one-hundredths feet measured on a bearing of North forty-three degrees, twenty minutes, ten seconds, East along the said side of Goodwin Road from a point of tangent in the same, said point of tangent being at the distance of twenty-nine and twenty-three one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Northeasterly side of High Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Goodwin Road sixty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Goodwin Road one hundred thirty-seven and seventy one-hundredths feet.

BEING Lot No. 80 as shown on the above mentioned plan.

UNDER AND SUBJECT to building restriction and agreement of record.

BEING the same premises which Joseph A. Tenreiro and Virginia W. Tenreiro, husband and wife, by Indenture dated December 28, 1988 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, in Norristown, Pennsylvania in Deed Book 4898, Page 582, granted and conveyed unto Mark J. Romanowski and Laura S. Romanowski, husband and wife, as Tenants by the Entireties.

Parcel Number: 59-00-08419-00-9.

Location of property: 410 Goodwin Road, Hatboro, PA 19040.

The improvements thereon are: Residential single family.

Seized and taken in execution as the property of **Laura S. Romanowski and Mark J. Romanowski** at the suit of Springleaf Financial Services of Pennsylvania, Inc. Debt: \$68,908.33.

**Benjamin E. Witmer**, Attorney, I.D. #89100

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

12-22318

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Whitemarsh Estates Section Number 1, made by Anthony C. Loftus, Jr., Registered Surveyor, dated the Twenty-Third Day of March A.D. 1962 and revised the Fourteenth Day of June, A.D. 1962, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oakwyn Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Aspen Way (50 feet wide): (1) leaving Aspen Way on the arc of a circle curving to the right having a radius of fifteen feet the arc distance of twenty-three and fifty-six hundredths feet to a point of tangent on the Southeasterly side of Oakwyn Road; and (2) North forty-one degrees, nineteen minutes, twenty-two seconds East along the Southeasterly side of Oakwyn Road four hundred thirteen feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Oakwyn Road seventy feet and extending of that width in length or depth Southeasterly between parallel lines at right angles to Oakwyn Road one hundred fourteen and thirty hundredths feet.

BEING Lot No. 19 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bonnie S. Durst, by Deed from Larry S. Durst and Bonnie S. Durst, his wife, dated 02/03/1992, recorded 02/11/1992 in Book 4998, Page 2423.

Parcel Number: 65-00-08554-00-3.

Location of property: 2237 Oakwyn Road, Lafayette Hill, PA 19444-2236.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bonnie S. Durst** 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 formerly known as Washington Mutual Bank, F.A. Debt: \$309,440.95.

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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12-22373

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situated in **Perkiomen Township**, Montgomery County, Pennsylvania bounded and described according to a Final Subdivision Plan of Fox Heath, Phase I and Phase II, made by Bursich Associates, Inc., Consulting Engineers made for David Marsh and Al Emma dated 6/19/1990 and last revised January 28, 1992, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Dartmoor Road (26.00. feet wide) (Private Road), said point of beginning being a point, a corner of Lot No. 129 as shown on the above mentioned plan; thence extending from said point of beginning along the said side of Dartmoor Road, South 10 degrees, 07 minutes, 36 seconds West and crossing two certain feet wide easements, the distance of 50.00 feet to a point, a corner of Lot No. 127 as shown on the above mentioned plan; thence extending along the aforesaid Lot, North 79 degrees, 52 minutes, 24 seconds West and crossing a certain 10 feet wide utility and maintenance easement, the distance of 105.00 feet to a point; thence extending from said point, North 10 degrees, 07 minutes, 36 seconds East and recrossing the two aforementioned 5 feet wide easements, the distance of 50.00 feet to a point; thence extending from said point, South 79 degrees, 53 minutes, 24 seconds East and recrossing the aforementioned 12 feet wide utility maintenance easement, the distance of 105.00 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Brian P. Martin and Patty Martin by Indenture bearing date the 25th day of October A.D. 1999 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 5297, Page 1073 granted and conveyed unto. Ryan A. Estelle and Kristina J. Estelle, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Cianci and Margaret A. Nagle, as Joint Tenants With the Right of Survivorship and not as Tenants in Common by Deed from Ryan A. Estelle and Kristina J. Estelle, husband and wife dated 08/18/2006, recorded 08/22/2006 in Deed Book 5613, Page 1141.

Parcel Number: 48-00-00579-16-1.

Location of property: 406 Dartmoor Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Cianci and Margaret Nagle** at the suit of PNC Bank, National Association. Debt: \$268,695.42.

**Kassia Fialkoff**, Attorney. I.D. #310530

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

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11-29429

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

BEGINNING at a point on the Southwesterly side of Stetson Road (40 feet wide) said point being at the distance of four hundred forty-three and forty one-hundredths feet measured in a Northwesterly direction along the said side of Stetson Road on a line curving to the right having a radius of eighteen hundred forty feet from a point of reverse curve on the said side of Stetson Road said point being the Northwesternmost terminus of a radius around corner which connects the said side of Stetson Road with the Northwesterly side of Old York (80 feet wide); thence extending from the first mentioned point of beginning South 39 degrees, 12 minutes, 45 seconds West along the line of Lot No. 28 on the aforesaid plan one hundred seventy-two and eighty one-hundredths feet to a point; thence extending North 00 degrees, 47 minutes, 15 seconds West, ninety-five feet to a point; thence extending North 38 degrees, 12 minutes, 45 seconds East through Lot No. 26 on the aforesaid plan one hundred eighty-six and seventy-seven one-hundredths feet to a point on the Southwesterly side of Stetson Road; thence extending in a Southeasterly direction along the said side of Stetson Road on a line to the left having a radius of eighteen hundred forty feet the arc distance of ninety-six and three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number Twenty-Seven plus the Easternmost ten feet or Lot Number Twenty-Six to the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED TO Dennis Montague by Deed from Martin L. Klein and Louise Klein, dated 12/10/1999 and recorded 12/22/1999 in Book 5301, Page 448.

Parcel Number: 31-00-25309-00-4.

Location of property: 630 Stetson Road, Cheltenham Township, PA 19027.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Dennis Montague** at the suit of Resi Whole Loan II, LLC. Debt: \$209,797.65.

**Chandra Arkema**, Attorney.

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

#### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on December 26, 2012 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  
Eileen Whalon Behr, **Sheriff**

## AUDIT LIST

NOTICE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.  
ONE MONTGOMERY PLAZA

#### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on December 3, 2012, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

#### Second and Final Publication

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

1. ABBOTT, SAMUEL - October 31 - Jacqueline Abbott, Trustee. T/W
2. AHLSTROM, KATHLEEN Z. - October 31 - Stated by PNC Bank, National Association, Trustee. F/B/O Joseph Barker. T/W
3. DONNELLY, ELIZABETH - Lower Merion - October 31 - Thomas G. Donnelly, Extr. Piggy-Back Account.
4. FRANCIS, JR., GEORGE T. -- October 31 - Stated by PNC Bank, National Association et al, Trustees. T/W
5. FRANK, BRINE - Upper Gwynedd - October 23 - Rosanna Lichtenstein et al Extrcs.
6. MONTAIGNE, SANFORD HOWARD - Settlor - October 31 - Mark B. Dischell et al, Trustees. T/D
7. MOODY, SR., WILLIAM H. - Norristown - October 31 - Janet E. Amacher, Admr. dbncta
8. ROBIN, ARTHUR JOSEPH - Hatfield - October 12 - Anna Marie Robin, Admr.

9. SMITH, PATRICIA H. - Abington - October 31 - Connor W. Smith, Agent
10. STETTENBAURE, ANNE P. - Norristown - October 23 - Paul A. Prince, Admr.
11. THOMPSON, MARVIN L. - Norristown - October 31 - Ruth Aleta Jordon, Agent
12. TYSON, PAUL F. - October 31 - Stated by PNC Bank, National Association, Trustee. F/B/O Frances T. Lengyel.

#### REMANETS:

13. BAUER, ANNA M. - Settlor - October 3 - Anna K. Nupson et al Trustees, F/B/O Hughes, Deed Dated September 12, 1994. Piggy Back Account. T/D
14. BAUER, ANNA M. - Settlor - October 3 - Anna K. Nupson et al Trustees, F/B/O Middleton, Deed Dated September 12, 1994. Piggy Back Account. T/D
15. PASQUALE, DOMINICK D., & FRANCES M., - Settlers - October 3 - Stated by George J. Falconero, Trustee. Deed Dated December 26, 1986. T/D
16. PARTNER-JONES, JEAN - Gwynedd - May 11 - James J. Partner, Agent

**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, on August 27, 2012, by **Greenlight Energy INC**, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 2608 25th Road, Astoria, NY 11102, 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.

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-26779

NOTICE IS HEREBY GIVEN that on October 2, 2012, the Petition of Aidan Buckman, a minor child, was filed in the above named Court, praying for a Decree to change his name to AIDAN QUINN HASKELL.

The Court has fixed December 5, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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## CHARTER APPLICATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**2GUPS 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.

**Gary A. Zlotnick, Esquire**  
**Zarwin, Baum, DeVito, Kaplan, Schaer & Toddy, P.C.**  
1818 Market Street, 13th Floor  
Philadelphia, PA 19103

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**ABW-PA, 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.

**Richard A. Koory, Esquire**  
120 East Lancaster Avenue  
Ardmore, PA 19003

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**PEMMA, 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.

**Sosnov & Sosnov**  
540 Swede Street  
Norristown, PA 19401

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## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 7, 2012 with the effective date of January 1, 2013, 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: **The Fellowship of Believers of Collegeville**

The purposes for which it was organized are: for establishing and maintaining a haven of Christian fellowship where people suffering from dysfunctional behaviors and/or substance abuse can by coming to know and using the power of the Holy Spirit be delivered and restored to a healthy and well life. The fellowship will also be reaching out and supporting other Christian organizations in God's Kingdom.

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## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

**DISSON, JOANNE F. also known as JOANNE DISSON, dec'd.**

Late of Lower Providence Township.  
Executor: STANLEY B. DISSON,  
c/o Robert A. Bacine, Esquire,  
101 Greenwood Ave., 5th Fl.,  
Jenkintown, PA 19046.

ATTORNEY: ROBERT A. BACINE,  
FRIEDMAN SCHUMAN, P.C.,  
101 Greenwood Ave., 5th Fl.,  
Jenkintown, PA 19046

**EISEMANN, ROBERT J. also known as ROBERT EISEMANN, dec'd.**

Late of Abington Township.  
Executor: ERIC R. EISEMANN,  
10927 Templeton Drive,  
Philadelphia, PA 19154.

**HEISNER, HILDEGARD M., dec'd.**

Late of Barto, PA.  
Executrix: NICOLE HEISNER.  
ATTORNEY: MARK A. HOFFMAN,  
MARK A. HOFFMAN ASSOCIATES, P.C.,  
430 Main Street,  
Harleysville, PA 19438

**JASINSKI, HENRY E., dec'd.**

Late of Upper Moreland Township.  
Administrator: ROBERT STUMP,  
317 Merrybrook Drive,  
Havertown, PA 19083.  
ATTORNEY: ROBERT L. FELICIANI, III,  
LAW OFFICE OF ROBERT L. FELICIANI, III, LLC,  
3900 Skippack Pike,  
P.O. Box 110,  
Skippack, PA 19474-0110,  
215-825-3797

**JASINSKI, OLGA M. also known as**

**OLGA JASINSKI,  
OLGA M. INCICCO and  
OLGA INCICCO, dec'd.**

Late of Upper Moreland Township.  
Administrator: INES LASKO,  
1140 Medway Road,  
Philadelphia, PA 19115.  
ATTORNEY: ROBERT L. FELICIANI, III,  
LAW OFFICE OF ROBERT L. FELICIANI, III, LLC,  
3900 Skippack Pike,  
P.O. Box 110,  
Skippack, PA 19474-0110,  
215-825-3797

**JENNINGS, DOROTHY J. also known as****DOROTHY JANE JENNINGS, dec'd.**

Late of Borough of Ambler.  
 Executor: ROBERT H. FORBES, SR.,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: MARK E. WEAND, JR.,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**O'BRIEN, HUGH F., dec'd.**

Late of Borough of Pottstown.  
 Administratrix: MARIE J. O'BRIEN-WHITING,  
 c/o Mackrides Associates,  
 755 North Monroe Street,  
 Media, PA 19063.  
 ATTORNEY: LINDSEY J. CONAN,  
 MACKRIDES ASSOCIATES,  
 755 North Monroe Street,  
 Media, PA 19063

**PINKHAM, PATSY DEPAUL, dec'd.**

Late of Borough of Hatboro.  
 Executor: ELIZABETH A. DeMATTO,  
 56 Hanover Court,  
 Langhorne, PA 19047.  
 ATTORNEY: GREGORY L. STURN,  
 HARRIS AND HARRIS,  
 1760 Bristol Road,  
 P.O. Box 160,  
 Warrington, PA 18976

**REILLY, THOMAS JOSEPH, JR. also known as****T.J. REILLY, JR., dec'd.**

Late of Lower Moreland Township.  
 Executor: THOMAS J. REILLEY, III,  
 c/o Thomas R. Kellogg, Esquire,  
 1250 Germantown Pike, Suite 300,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: THOMAS R. KELLOGG,  
 STRONG STEVENS MILLER & WYANT, P.C.,  
 1250 Germantown Pike, Suite 300,  
 Plymouth Meeting, PA 19462

**REIMERS, LOUIS F., JR., dec'd.**

Late of Borough of Ambler.  
 Administratrix: JANET STRIANO-COULL,  
 c/o Dominic A. Penna, Esquire,  
 166 E. Butler Avenue, Ambler, PA 19002.  
 ATTORNEY: DOMINIC A. PENNA,  
 PENNA, GRABOIS & ASSOC., LLC,  
 166 E. Butler Avenue,  
 Ambler, PA 19002

**RUSH, CAROL S. also known as**
**CAROL SMITH RUSH,  
 CAROL RUSH and  
 CAROL S. HAFKENSCHIEL, dec'd.**

Late of Lower Merion Township.  
 Executrices: MARY R. PURDY AND  
 ALEXANDRA R. DOMINGUEZ,  
 c/o Kevin P. Gilboy, Esquire,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968.  
 ATTORNEY: KEVIN P. GILBOY,  
 TEETERS HARVEY GILBOY & KAIER LLP,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968

**SALKIN, ELAINE GEDER, dec'd.**

Late of Cheltenham Township.  
 Executor: ERIC GEDER.  
 ATTORNEY: ELLIOT MARK OLEN,  
 Oxford Crossing, Suite 302,  
 333 Oxford Valley Road,  
 Fairless Hills, PA 19030

**ZIEGLER, JEAN L., dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: KAREN L. PALLANSCH,  
 8435 Peace Lily Court, #315,  
 Lorton, VA 22079.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 STAUFFER, LLP,  
 635 E. High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**Second Publication****ARENA, GERARD also known as****GERARD F. ARENA, dec'd.**

Late of West Norriton Township.  
 Administratrix: CAROLYN ARENA,  
 40 West Indian Lane,  
 Norristown, PA 19403.  
 ATTORNEY: JOSEPH J. PIZONKA,  
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
 144 East DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**BILELLA, PAUL D., dec'd.**

Late of Whitpain Township.  
 Executrix: JANICE M. REHM,  
 1350 Midland Road,  
 Conshohocken, PA 19428.  
 ATTORNEY: DANA T. RIEDER,  
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
 144 East DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**BONOS, BETTY L., dec'd.**

Late of Whitpain Township.  
 Executors: THOMAS W. BONOS,  
 157 Byram Lane,  
 Stockton, NJ 08559,  
 CHARLES T. BONOS,  
 4375 Valley Drive,  
 Allentown, PA 18104.  
 ATTORNEY: JEFFREY P. GARTON,  
 680 Middletown Blvd.,  
 Langhorne, PA 19047

**BROKER, DEBORAH G., dec'd.**

Late of Upper Gwynedd Township.  
 Executors: BRADLEY A. BROKER AND  
 BRIAN J. BROKER.  
 ATTORNEY: CARY B. FLEISHER,  
 NARDUCCI, MOORE, FLEISHER &  
 ROEBERG, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**BUSH, MARGERY, dec'd.**

Late of Abington Township.  
 Executrix: SUSANNA K. B. MANSTEIN,  
 c/o Wendy Fein Cooper, Esquire,  
 Two Liberty Place, 35th Floor,  
 Philadelphia, PA 19102.  
 ATTORNEY: WENDY FEIN COOPER,  
 DOLCHIN, SLOTKIN & TODD, P.C.,  
 Two Liberty Place, 35th Floor,  
 50 South 16th Street,  
 Philadelphia, PA 19102

**CARFAGNO, MARY J. also known as****MARY CARFAGNO, dec'd.**

Late of Borough of Norristown.  
 Executrix: JUDITH L. GRILL,  
 c/o Gilbert P. High, Jr., Esquire,  
 40 E. Airy St.,  
 Norristown, PA 19404.  
 ATTORNEY: GILBERT P. HIGH, JR.,  
 HIGH SWARTZ LLP,  
 40 E. Airy St.,  
 Norristown, PA 19404

**CERMINARA, MARIA, dec'd.**

Late of Horsham Township.  
 Administrator/Administratrix:  
 ANTHONY CERMINARA AND  
 JOANNA CERMINARA,  
 c/o Dominic A. Penna, Esquire,  
 166 E. Butler Avenue,  
 Ambler, PA 19002.  
 ATTORNEY: DOMINIC A. PENNA,  
 PENNA, GRABOIS & ASSOC., LLC,  
 166 E. Butler Avenue,  
 Ambler, PA 19002

**CRON, MARGARET BASCOM also known as  
 MARGARET HAGEMAN BASCOM CRON and  
 MARGARET B. CRON, dec'd.**

Late of Whitpain Township.  
 Executrix: MARGARET C. MARINO,  
 c/o Michael J. Maransky, Esquire,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001.  
 ATTORNEY: MICHAEL J. MARANSKY,  
 FOX ROTHSCHILD LLP,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001

**CROTINGER, CAROLYN S., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: RICHARD W. CROTINGER,  
 c/o Law Offices of Gerhard & Gerhard,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038

**DELEONARDIS, EVELYN E., dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: SUSAN C. RIZZARDI,  
 41 Chestnut Street,  
 Pottstown, PA 19464.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 STAUFFER, LLP,  
 635 E. High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**FLOOD, EDWARD A., JR. also known as  
 EDWARD ALBERT FLOOD, JR., dec'd.**

Late of Lower Merion Township.  
 Executrices: ANNE M. FLOOD,  
 SUSAN F. THORKELSON AND  
 NANCY F. SMITH,  
 c/o Maurice D. Lee, III, Esquire,  
 Centre Square West, 38th Floor,  
 Philadelphia, PA 19102.  
 ATTORNEY: MAURICE D. LEE, III,  
 SAUL EWING LLP,  
 Centre Square West,  
 1500 Market Street, 38th Floor,  
 Philadelphia, PA 19102

**FRANKENFIELD, ANNA M., dec'd.**

Late of Borough of West Conshohocken.  
 Executors: ANNE F. WOJTON AND  
 JOSEPH A. FRANKENFIELD,  
 c/o Marita M. Hutchinson, Esquire,  
 1197 Wilmington Pike,  
 West Chester, PA 19382.  
 ATTORNEY: MARITA M. HUTCHINSON,  
 1197 Wilmington Pike,  
 West Chester, PA 19382

**FRAZEE, BETTY S., dec'd.**

Late of Abington Township.  
 Executor: JAMES D. FRAZEE,  
 309 Ridge Avenue,  
 Gettysburg, PA 17325.  
 ATTORNEY: ROBERT L. McQUAIDE,  
 18 Carlisle Street, Suite 204,  
 Gettysburg, PA 17325

**GERSON, IRVIN M., dec'd.**

Late of Lower Merion Township.  
 Executors: DAVID GERSON,  
 BENJAMIN GERSON AND  
 PAUL E. BOMZE,  
 One Liberty Place, 46th Floor,  
 1650 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: PAUL E. BOMZE,  
 KLEINBARD BELL & BRECKER LLP,  
 One Liberty Place, 46th Floor,  
 1650 Market Street,  
 Philadelphia, PA 19103

**GORE, ROSINA D., dec'd.**

Late of Upper Dublin Township.  
 Administrator: GREGORY J. GORE,  
 c/o Gregory G. Alexander, Esquire,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103.  
 ATTORNEY: GREGORY G. ALEXANDER,  
 ALEXANDER & PELLI, LLC,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103

**GRANGER, CHRISTINA M., dec'd.**

Late of Borough of Norristown.  
 Executrix: PATRICIA A. GRANGER,  
 c/o Albert L. Chase, Esquire.  
 ATTORNEY: ALBERT L. CHASE,  
 2031 N. Broad Street, Suite 137,  
 Lansdale, PA 19446-1003

**GREULICH, MARY E., dec'd.**

Late of Douglass Township.  
 Executor: CHARLES F. GREULICH,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: ALLEN K. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**HAGOPIAN, JACK, dec'd.**

Late of Springfield Township.  
 Executrix: ELEANOR HAGOPIAN,  
 c/o Mark J. Vasoli, Esq.,  
 1430 Ulmer Ave.,  
 P.O. Box 89,  
 Oreland, PA 19075.  
 ATTORNEY: MARK J. VASOLI,  
 1430 Ulmer Ave.,  
 P.O. Box 89,  
 Oreland, PA 19075

**HARKINS, KATHARINE V., dec'd.**

Late of Upper Pottsgrove Township.  
Administratrix: HEATHER H. MOYER,  
6 Marlin Drive,  
Malvern, PA 19355.  
ATTORNEYS: RUGGIERO LAW OFFICES LLC,  
16 Industrial Boulevard, Suite 211,  
Paoli, PA 19301

**HAVYER, RICHARD J. also known as****R. J. HAVYER and  
RICHARD HAVYER, dec'd.**

Late of Borough of Pottstown.  
Executor: RICHARD HAVYER,  
217 Henry Street,  
Pottstown, PA 19464.  
ATTORNEY: LEE F. MAUGER,  
P.O. Box 698,  
Pottstown, PA 19464

**JONES, JOHN CONRAD also known as****JOHN C. JONES,  
JOHN JONES,  
JACK JONES and  
JOHN CONRAD HALLMAN JONES, dec'd.**

Late of Borough of Pottstown.  
Executor: JAMES DECKER,  
1721 North Sanatoga Road,  
Pottstown, PA 19464.

**KELLY, DOROTHY M., dec'd.**

Late of Abington Township.  
Executors: CHRISTOPHER KELLY AND  
JANE E. RATKA,  
c/o Randal J. McDowell, Esquire,  
221 Noble Plaza,  
801 Old York Road,  
Jenkintown, PA 19046.  
ATTORNEY: RANDAL J. McDOWELL,  
221 Noble Plaza,  
801 Old York Road,  
Jenkintown, PA 19046

**KRAUSE, MARY LOUISE also known as****MARY LOU KRAUSE, dec'd.**

Late of Lower Providence Township.  
Executor: WILLIAM P. KRAUSE,  
1765 Elbow Lane,  
Allentown, PA 18103.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**LANDIS, ARLENE K., dec'd.**

Late of Franconia Township.  
Executor: GREGORY S. LANDIS,  
606 Lawn Avenue,  
Sellersville, PA 18960.  
ATTORNEY: KATHLEEN M. THOMAS,  
298 Wissahickon Avenue,  
North Wales, PA 19454

**LLEWELLYN, JANE F., dec'd.**

Late of Cheltenham Township.  
Executor: ERNEST FOSS, III,  
c/o Harold T. Commons, Jr., Esquire,  
6377 Germantown Avenue,  
Philadelphia, PA 19144.  
ATTORNEY: HAROLD T. COMMONS, JR.,  
COMMONS & COMMONS LLP,  
6377 Germantown Avenue,  
Philadelphia, PA 19144

**LOVELL, RAYMOND L., dec'd.**

Late of Borough of Hatboro.  
Administrator: RICHARD J. LOVELL,  
c/o John G. Younglove, Esquire,  
25 West Moreland Ave.,  
Hatboro, PA 19040.  
ATTORNEY: JOHN G. YOUNGLOVE,  
25 West Moreland Ave.,  
Hatboro, PA 19040

**McELROY, DAVID ELLIS also known as  
DAVID E. McELROY, dec'd.**

Late of Springfield Township.  
Executrix: SUZANNE R. McELROY,  
c/o Frank G. Cooper, Esquire,  
30 South 17th Street,  
Philadelphia, PA 19103-4196.  
ATTORNEY: FRANK G. COOPER,  
DUANE MORRIS LLP,  
30 South 17th Street,  
Philadelphia, PA 19103-4196

**MEST, ARLENE J., dec'd.**

Late of Borough of Pottstown.  
Co-Executors: KENNETH D. MEST,  
248 W. Chestnut Street,  
Pottstown, PA 19464,  
RICHARD A. MEST,  
4004 Pickering Dam Road,  
Phoenixville, PA 19460.  
ATTORNEY: THOMAS L. HOFFMAN,  
WELLS, HOFFMAN, HOLLOWAY &  
STAUFFER, LLP,  
635 E. High Street,  
P.O. Box 657,  
Pottstown, PA 19464

**MILLER, ETHEL, dec'd.**

Late of Springfield Township.  
Executors: ANNA MILLER BUINEWICZ,  
LAWRENCE S. MILLER AND  
STANTON B. MILLER,  
c/o Ralph N. Teeters, Esquire,  
1835 Market Street,  
Philadelphia, PA 19103-2968.  
ATTORNEY: RALPH N. TEETERS,  
TEETERS HARVEY GILBOY & KAIER LLP,  
1835 Market Street,  
Philadelphia, PA 19103-2968

**MILLER, HAROLD G., dec'd.**

Late of Montgomery County, PA.  
Administrator: GENESTER N. MILLER,  
c/o Fincourt B. Shelton, Esquire,  
504 Main Street, Suite 100,  
Doylestown, PA 19023.

**MORIO, JOSEPH H., JR., dec'd.**

Late of Upper Merion Township.  
Administratrix: DOROTHY K. MORIO,  
109 Beidler Road,  
King of Prussia, PA 19406.  
ATTORNEY: GREGORY P. DiPIPPA,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 East DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**PARKER, WINIFRED H. also known as****WINIFRED PARKER and  
WINIFRED NOON PARKER, dec'd.**

Late of Lower Gwynedd Township.  
Co-Executrices: JANET PARKER AND  
JUDITH RAUSENBERGER,  
c/o 400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**POWELL, WILLIAM E., JR., dec'd.**

Late of Borough of Pottstown.  
Executor: ROBERT POWELL,  
c/o Jack F. Wolf, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**RODRIGUEZ, PEDRO N., dec'd.**

Late of Lower Merion Township.  
Executor: STANLEY EDWARD ALPER,  
20 Conshohocken State Road, Apt. 410,  
Bala Cynwyd, PA 19004.  
ATTORNEY: MICHAEL WOLINSKY,  
1015 Chestnut Street, Suite 414,  
Philadelphia, PA 19107

**SCOTT, RUTH MILDRED, dec'd.**

Late of Borough of North Wales.  
Administratrix: SHARON R. SENIGO,  
c/o Albert L. Chase, Esquire.  
ATTORNEY: ALBERT L. CHASE,  
2031 N. Broad Street, Suite 137,  
Lansdale, PA 19446-1003

**SHIMKUS, THOMAS P., dec'd.**

Late of Upper Gwynedd Township.  
Executor: PETER J. SHIMKUS,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JOHN H. FILICE,  
RUBIN, GLICKMAN, STEINBERG AND  
GIFFORD,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446-0726

**SINE, ANA WINDFELDER also known as****ANA WINDFELDER, dec'd.**

Late of Montgomery Township.  
Administrator: STANLEY M. SINE,  
c/o Andrew P. Grau, Esquire,  
375 Morris Road,  
P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: ANDREW P. GRAU,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
375 Morris Road,  
P.O. Box 1479,  
Lansdale, PA 19446-0773

**SIROKA, DOROTHY M. also known as****DOROTHY LASH SIROKA, dec'd.**

Late of Upper Merion Township.  
Executrix: BONITA WORCHICK,  
237 S. 4th Street,  
Minersville, PA 17954.  
ATTORNEY: CHRISTINA GREENE,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 East DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**STORTI, ANTHONY M., dec'd.**

Late of Borough of Bridgeport.  
Executrix: LENORA M. BUKATA,  
113 Gideon Drive,  
Kennett Square, PA 19348.  
ATTORNEY: DANA T. RIEDER,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 East DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**STRONG, MICHAEL L., dec'd.**

Late of Lower Merion Township.  
Executrix: ANN LOUISE STRONG,  
c/o Maurice D. Lee, III,  
Saul Ewing LLP,  
Centre Square West, 38th Floor,  
1500 Market Street,  
Philadelphia, PA 19102.  
ATTORNEY: MAURICE D. LEE, III,  
SAUL EWING LLP,  
Centre Square West, 38th Floor,  
1500 Market Street,  
Philadelphia, PA 19102

**SUTRYNOWICZ, ALICE M. also known as****ALICE SUTRYNOWICZ, dec'd.**

Late of Abington Township.  
Administratrix: ERIN M. McDEVITT,  
216 Bridge Street,  
Phoenixville, PA 19460.  
ATTORNEY: ROBERT L. FELICIANI, III,  
LAW OFFICE OF ROBERT L. FELICIANI, III, LLC,  
P.O. Box 110,  
Skippack, PA 19474-0110,  
215-825-3797

**VALERIO, CARMELA D. also known as****CARMELA VALERIO, dec'd.**

Late of Borough of Bridgeport.  
Executor: JOSEPH A. VALERIO, JR.,  
720 Clover Road,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ROBERT L. FELICIANI, III,  
LAW OFFICE OF ROBERT L. FELICIANI, LLC,  
3900 Skippack Pike,  
P.O. Box 110,  
Skippack, PA 19474-0110,  
215-825-3797

**Third and Final Publication****BOGOM, FANNIE W. also known as****FANNIE BOGOM, dec'd.**

Late of Horsham Township.  
Executors: STUART BOGOM AND  
RACHEL BOGOM,  
c/o Alison Altman Gross, Esquire,  
2526 South Street,  
Philadelphia, PA 19146.  
ATTORNEY: ALISON ALTMAN GROSS,  
2526 South Street,  
Philadelphia, PA 19146



**DiMICHELE, LUELLA also known as****LUELLA A. DiMICHELE, dec'd.**

Late of Abington Township.

Executors: RICHARD DiMICHELE AND THERESA DiMICHELE,

c/o Thomas A. Cunningham, Esquire,  
7990 Oxford Avenue, 1st Floor,  
Philadelphia, PA 19111.

ATTORNEY: THOMAS A. CUNNINGHAM,  
7990 Oxford Avenue, 1st Floor,  
Philadelphia, PA 19111

**FEGELEY, HELEN C., dec'd.**

Late of Upper Moreland Township.

Executors: WILLIAM A. FEGELEY, JR. AND CAROL ANN SCHNEIDER,

c/o John A. Rule, Esquire,  
3770 Ridge Pike, Suite 200,  
Collegeville, PA 19426.

ATTORNEY: JOHN A. RULE,  
MILLER, TURETSKY, RULE & McLENNAN, P.C.,  
3770 Ridge Pike, Suite 200,  
Collegeville, PA 19426

**FERRY, DONALD W., dec'd.**

Late of Upper Frederick Township.

Executor: BETSY LEE STEVENS,  
838 Dewees Place,  
Trappe, PA 19426.

ATTORNEY: CAROLE HENDRICK,  
3927 Mill Road,  
Collegeville, PA 19426

**GUTHRIE, MARIE F., dec'd.**

Late of Borough of Lansdale.

Executor: BRIAN T. GUTHRIE,  
c/o Joseph Strampello, Esquire,

399 Market Street, Suite 200,  
Philadelphia, PA 19106.

ATTORNEY: JOSEPH STRAMPELLO,  
MATTIONI LTD.,  
399 Market Street, Suite 200,  
Philadelphia, PA 19106

**HARACZKA, STELLA, dec'd.**

Late of Lower Pottsgrove Township.

Executrix: HELEN HUNSBERGER,  
1328 N. Keim Street,  
Pottstown, PA 19464.

ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES,  
376 E. Main Street,  
Collegeville, PA 19426

**HARDER, DOROTHY B., dec'd.**

Late of Lower Merion Township.

Personal Representative:

ALLEN M. TERRELL, JR.,  
198 Brecks Lane,  
Wilmington, DE 19807.

ATTORNEY: W. DONALD SPARKS, II,  
RICHARDS, LAYTON & FINGER,  
One Rodney Square,  
P.O. Box 551,  
Wilmington, DE 19899,  
302-651-7758

**KANOFF, HYMEN, dec'd.**

Late of Abington Township.

Executor: JACK M. KANOFF,  
c/o Kenneth F. Cohen, Esquire,

1500 John F. Kennedy Boulevard, Suite 1230,  
Philadelphia, PA 19102.

ATTORNEY: KENNETH F. COHEN,  
1500 John F. Kennedy Boulevard, Suite 1230,  
Philadelphia, PA 19102

**KOSTELNY, LINDA, dec'd.**

Late of Lower Providence Township.

Executrix: KRISSEY KOSTELNY-YODER,  
6 Dorchester Road,  
Collegeville, PA 19426.

ATTORNEY: KEVIN J. CONRAD,  
KERNS, PEARLSTINE, ONORATO &  
HLADIK, LLP,  
298 Wissahickon Avenue,  
North Wales, PA 19454-1489

**KRIZOVENSKY, DAPHNE also known as****DAPHNE F. KRIZOVENSKY, dec'd.**

Late of Upper Merion Township.

Executor: THOMAS KRIZOVENSKY,  
P.O. Box 235,  
Bridgeport, PA 19405.

**KRONEN, ELMER L. also known as****ELMER KRONEN and****ELMER L. KRONENBITTER, dec'd.**

Late of Borough of Pennsburg.

Executor: KEITH B. KRONEN,  
36 Shelton Drive,  
Limerick, PA 19468.

ATTORNEY: JAMES C. KOVALESKI,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**MACKINNEY, MARJORIE W., dec'd.**

Late of Lower Merion Township.

Executrix: MARTHA C. MACKINNEY PARKER,  
c/o Nicholas J. Caniglia, Esquire,  
125 Strafford Avenue, Suite 110,

P.O. Box 312,  
Wayne, PA 19087.

ATTORNEY: NICHOLAS J. CANIGLIA,  
PIERCE, CANIGLIA & TAYLOR,  
125 Strafford Avenue, Suite 110,  
P.O. Box 312,  
Wayne, PA 19087

**MAHONEY, GEORGE P., dec'd.**

Late of Lower Salford Township.

Executrix: COLLEEN M. ALGEO,  
48 Fretz Road,  
Souderton, PA 18964.

ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
BUSCHMAN & JOHNSON,  
228 North Main Street,  
Souderton, PA 18964

**MAHONEY, LEE B. also known as****LEE MAHONEY, dec'd.**

Late of Lower Providence Township.

Executor: WELLS FARGO BANK NA,  
c/o Ronald W. Fenstermacher, Jr., Esquire,  
200 Four Falls Corp. Center, Ste. 100,  
W. Conshohocken, PA 19428.

ATTORNEYS: RONALD W.  
FENSTERMACHER, JR., P.C.,  
200 Four Falls Corp. Center, Ste. 100,  
W. Conshohocken, PA 19428

**MASTROENI, PHYLLIS M. also known as****PHYLLIS MASTROENI, dec'd.**

Late of Borough of Ambler.

Executrix: LYNN RACEY,  
6318 Farmar Lane,  
Flourtown, PA 19031.

**MORSE, EDWARD A., dec'd.**

Late of Upper Frederick Township.  
 Executrix: MELISSA L. COLE,  
 c/o Susan E. Piette, Esquire,  
 Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.,  
 375 Morris Rd.,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Rd.,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**PASTER, LAWRENCE A., dec'd.**

Late of Abington Township.  
 Executrix: SHARON PASTER,  
 1024 Lindsay Lane,  
 Rydal, PA 19046.

**PICOZZI, PASQUALE, dec'd.**

Late of Upper Merion Township.  
 Co-Administrators: RICHARD PICOZZI AND  
 JAMES PICOZZI.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER &  
 ROEBERG, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**POLOWAY, MARTHA, dec'd.**

Late of Lower Providence Township.  
 Executor: STEPHEN POLOWAY,  
 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

**SHAW, KATHLEEN A. also known as KATHY SHAW, dec'd.**

Late of Borough of Bridgeport.  
 Administrator: MICHAEL P. SHAW,  
 640 Wagner Road,  
 Lafayette Hill, PA 19444.

**TOLAND, PAUL ROBERT, SR., dec'd.**

Late of Lower Merion Township.  
 Executrix: PATRICE A. TOLAND,  
 c/o Elaine T. Yandrisevits, Esquire,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: ELAINE T. YANDRISEVITS,  
 LAW OFFICES OF PETER L. KLENK &  
 ASSOCIATES,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103

**WISNESKI, KERRY E., dec'd.**

Late of New Hanover Township.  
 Administratrix: SUSAN A. WISNESKI,  
 2787 North Charlotte Street,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JEFFREY R. BOYD,  
 BOYD & KARVER,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**ZAHN, BRIAN J., dec'd.**

Late of Cheltenham Township.  
 Executors: DANIEL C. ZAHN AND  
 ANDREW C. ZAHN,  
 c/o Stacey L. Schwartz, Esquire,  
 Two Liberty Place, 50 South 16th Street, 28th Floor,  
 Philadelphia, PA 19102.  
 ATTORNEY: STACEY L. SCHWARTZ,  
 SCHWARTZ & BLACKMAN,  
 Two Liberty Place, 50 South 16th Street, 28th Floor,  
 Philadelphia, PA 19102

**FICTITIOUS NAME**

*Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Fair-and-Square Computer Repair** with its principal place of business at 14 Hardie Way, C1, Bala Cynwyd, PA 19004.

The name and address of the person owning or interested in said business is: Lee Marshall Horwitz, 14 Hardie Way, C1, Bala Cynwyd, PA 19004.

The application was filed on October 26, 2012.

**Love Pizza** with its principal place of business at 1100 North Broad Street, Lansdale, PA 19446.

The names and addresses of all persons owning or interested in said business are: Robert Solomon, 1744 Sue Ellen Drive, Havertown, PA 19083 and Alice Solomon, 309 Pheasant Hill Drive, Bryn Mawr, PA 19010.

The application has been filed on October 11, 2012.

**Amanda H. Sargent, Esquire**

Four North Shore Center  
 106 Isabella Street  
 Pittsburgh, PA 15212

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on October 12, 2012, with the Pennsylvania Department of State for **750 Johnson Properties, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**Douglas P. Humes, Esquire**

Millridge Manor House, Suite E  
 975 Mill Road  
 Bryn Mawr, PA 19010

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**MISCELLANEOUS**
**NOTICE**

Montgomery County Orphans Court RE Auction  
 Wed. Dec. 12 at 4PM  
 309 Kingsley St., Phila., Pa. 19128  
 Twin home. 10% cash  
 dep. Insp: 1 hr prior. Est. of Mildred B. Waterstradt  
 O.C. No.2012- X2276.  
 Rook Auction & Appraisal LLC  
 RH 00927  
 215-453-0665  
[www.rookauctions.com](http://www.rookauctions.com)

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**EXECUTIONS ISSUED****Week Ending November 19, 2012****The Defendant's Name Appears  
First in Capital Letters**

- ADAMSON, MARY - Phh Mortgage Corporation;  
 201221216; \$356,721.65.
- ANDERSON, CAROL: PNC BANK, GRNSH. -  
 Unifund Ccr Partners; 200807292; \$27,996.73.
- ANDREWS, JOHN A/K/A JOHN:  
 MCCRARY, TAMMI - Us Bank National Association  
 As Trustee On Behalf Of The Ho; 201222435.
- ANDREWS, KIMBERLY: GODIN, KIMBERLY:  
 RUMBERGER, KIMBERLY, ET AL. -  
 Pnc Bank National Association; 201220891;  
 \$218,471.26.
- ARDMORE FLOOR SANDING: BENEFICIAL BANK,  
 GRNSH. - Levan, Lawrence, et al.; 201228980;  
 WRIT/EXEC.
- BARRETT, SIDNEY: ANGELA:  
 UNITED STATES OF AMERICA -  
 Hsbc Bank Usa, et al.; 201216350; \$131,652.11.
- BENSE, PAULA - Chase Home Finance, LLC, et al.;  
 201000221; \$135,900.43.
- BOLINE, LONNY - Perkiomen Valley School District;  
 201014754; WRIT/EXEC.
- BOND, BRITTANY: HILLARY - Phelan, John;  
 201123382; WRIT/EXEC.
- BONE, MICHAEL: MICHAEL - Flagstar Bank Fsb;  
 200918110; \$133,553.30.
- BRANCH, MARTHA: BANK OF AMERICA, GRNSH. -  
 Unifund Ccr Partners; 201229290; \$5,847.10.
- BRAXMEIER, JAMES: BAXMEIR, JEAN -  
 Univest Bank And Trust Co; 201221012;  
 WRIT/EXEC.
- BURGERT, JAMES - Bank Of America Na, et al.;  
 201221818; \$257,662.98.
- CAMPBELL, JEROME: KATHLEEN -  
 Lower Pottsgrove Township; 201126741;  
 WRIT/EXEC.
- CAPPA, RONALD: POLICE AND FIRE  
 FEDERAL CREDIT UNION, GRNSH. -  
 Target National Bank; 201109408; \$5,906.30.
- CATENACCI, ARTHUR: HELEN -  
 Conshohocken Borough Authority; 201224826;  
 WRIT/EXEC.
- CERISIER, GIVENCHY: CLOTAIRE, MARIE:  
 CLOTAIRE-CERISIER, NORMA, ET AL. -  
 Bank Of America Na, et al.; 201208637;  
 \$425,352.09.
- COLEMAN, LUCETIA: LUCRETIA -  
 Perkiomen Valley School District; 201014790;  
 AMEND 3828.53.
- COOK, WILLIAM: JULIET: RAYMOND, CALVITTI,  
 GRNSH. - East Metro, Inc., et al.; 201119368;  
 WRIT/EXEC.
- CRISAFI, KIMBERLY - Upper Moreland  
 School District; 201027251; WRIT/EXEC.
- DAVIS-GOVAN, MICHELLE - Us Bank  
 National Association As Trustee; 201204523;  
 \$128,532.58.
- DEROSATO, NICHOLAS - A 1 Quality  
 Restoration, LLC, et al.; 201101352; WRIT/EXEC.
- DETWEILER, ELEANOR - Emc, LLC, et al.;  
 201218522.
- FARMER, JOSEPH - Perkiomen Valley School District;  
 201028638; WRIT/EXEC.
- FINK, ALLEN: SUZANNE - Riti, L.P.; 201128310;  
 WRIT/EXEC.
- FOISY, JACKIE: AMERICAN HERITAGE FCU,  
 GRNSH. - Discover Bank, et al.; 201020718;  
 \$5,422.41.
- FOISY, JACKIE: AMERICAN HERITAGE FCU,  
 GRNSH. - Discover Bank, et al.; 201020719;  
 \$5,623.69.
- FRANCIS, STEVE: CITIZENS BANK, GRNSH. -  
 Citibank South Dakota Na; 201004929; \$9,686.69.
- FROIO, JAMES A.: JENSEN, KAREN F.:  
 KAREN J. - Option One Mort Corp, et al.;  
 200424533; \$801,190.58.
- GOEHRINGER, GARY - Essex House Association, Inc.;  
 201209673.
- GOLDEN, MARY - Metro Public Adjustment, Inc.;  
 201227053; WRIT/EXEC.
- GRECO, LOUIS - Lower Pottsgrove Township  
 Municipal Authority; 201122604; WRIT/EXEC.
- GRETZULA, SHERRY - Upper Moreland  
 School District; 201113854; WRIT/EXEC.
- HAGGERTY, JOHN: JOHN: UNITED STATES OF  
 AMERICA - National City Mortgage Co, et al.;  
 200839476; \$103,731.79.
- HB HOLDING COMPANY, LLC:  
 HB HOLDINGS, LLC: POHLOT, HELEN, ET AL. -  
 Bank Of America Na; 201222780; \$174,841.49.
- HERTZOG, CHARLES: CAROL - Norristown Municipality;  
 201103569; WRTI/EXEC.
- HOLLIS, FRANK: WELLS FARGO BANK, GRNSH. -  
 Lvnv Funding, LLC; 200809530; WRIT/EXEC.
- HURVITZ, JERRY: CYNTHIA: UNITED STATES  
 OF AMERICA - Jpmorgan Chase Bank  
 National Association, et al.; 201214057; \$403,303.12.
- IMPERATO, CHRISTOPHER: SOVEREIGN BANK,  
 GRNSH. - American Express Centurion Bank;  
 201110373; \$42,250.34.
- INDOOR QUALITY SERVICES, INC.:  
 INDOOR QUALITY SOLUTIONS, INC.:  
 QUAKERTOWN NATIONAL BANK, GRNSH. -  
 Steamfitters Union Local 420 Piping Industrial  
 Political An, et al.; 201202648; WRIT/EXEC.
- JACKSON, MICHAEL - Bank Of America Na, et al.;  
 201215491; \$290,578.07.
- JOHNSON, MICHAEL - Perkiomen Valley  
 School District; 201106809; WRIT/EXEC.
- KEIM, TODD: UNITED STATES OF AMERICA -  
 Citi Mortgage, Inc.; 201215666; \$334,664.84.
- KELLY, SHAWN - Chase Home Finance, LLC, et al.;  
 201025173; \$120,699.32.

KIM, YONG: ME - Bank Of New York Mellon, et al.; 201017990; \$517,056.41.  
 KISSINGER, KATHLEEN: UNITED STATES OF AMERICA - Bank Of New York Mellon, et al.; 201115656; \$215,096.69.  
 LETTERIO, KATHLEEN: FRANCIS: FRANCIS - Phh Mortgage Corporation; 201211617; \$258,316.46.  
 LUMPKIN, AGNES - Bank Of America Na, et al.; 201207479; \$52,415.07.  
 MAGINNIS, BEVERLY - Pottstown Borough Authority, et al.; 201025448; \$1,583.78.  
 MAGINNIS, BEVERLY - Pottstown Borough Authority, et al.; 201025448; \$1,583.78.  
 MITCHELL, JACLYN: STEVEN - Weichert Financial Services; 201208477; \$157,796.97.  
 MONTAGUE, GREGORY: DOROTHY - Lower Pottsgrove Township Municipal Authority; 201122572; WRIT/EXEC.  
 MORINELLI, MARIE - Virtual Bank, et al.; 201110326; \$54,246.73.  
 MOSER, MICHAEL - Bank Of America Na, et al.; 201221826; \$224,152.98.  
 NGUYEN, QUY: VAN - Bank Of New York Mellon, et al.; 201221564; \$438,952.37.  
 NORDBERG, KRISTIE: ESTATE OF PETER B NORDBERG - Wells Fargo Home Mortgage, Inc., et al.; 201134091; \$209,800.92.  
 OWENS, PAUL - Upper Pottsgrove Township; 201107239; WRIT/EXEC.  
 PAUL, RAJEEV - Deutsche Bank National Trust Company, et al.; 201215523; \$338,902.37.  
 PELLEGRINO, FRANK: BANK OF AMERICA, GRNSH. - Ford Motor Credit Company; 200826434.  
 PENCE, WILLIAM: WILLIAM: WILLIAM, ET AL. - Bac Home Loans Servicing, L.P., et al.; 201021145; \$379,394.61.  
 RENNER, CHARLES: MELISSA: UNITED STATES OF AMERICA - Bank Of America Na, et al.; 201220569; \$331,152.84.  
 RIGGINS, KIMBERLY - Us Bank National Association, et al.; 201218425; \$232,094.94.  
 RIKER, RACHEL: NATIONAL PENN BANK, GRNSH. - Platt Digiorgio And Difabio; 201228267; \$3,577.19.  
 SHEEHY, KEITH: MELANIE - Chase Home Finance, LLC, et al.; 200913056; \$255,797.98.  
 SHETTY, DHARMARJ: KATHLEEN - Nationstar Mortgage, LLC, et al.; 201205373; \$49,429.06.  
 SHMUKLER, STEVEN: STEVEN - Phh Mortgage Corporation, et al.; 201220060; \$115,560.01.  
 SICKEL, THOMAS: KERRI - Bank Of America Na, et al.; 201222226; \$215,658.97.  
 SKALA, KATHLEEN: POLYWACZ, COLLINS - Chase Home Finance, LLC, et al.; 201014538; \$183,789.92.  
 SNELLBAKER, DONNA: THEODORE - Chase Home Finance, LLC; 200938432; \$33,328.92.  
 STANTON, FRANK: FRANK - Pnc Bank National Association; 201226024; \$155,818.76.  
 STOHR, ROBERT: SILVERWOOD, JESSICA - Lower Pottsgrove Township; 201118076; WRIT/EXEC.  
 SUNDERMIER, ROBERT: INNOVATIVE CABINETRY, INC., GRNSH. - Stonebridge Bank; 201206249; \$463,340.75.

TAMMAC HOLDINGS CORP - Rhg Management Co Ridge View; 201209857; WRIT/EXEC.  
 TEIPEL, JASON - Chase Home Fin, LLC, et al.; 200802333; \$109,668.43.  
 WAKER, MARK: MAUREEN - Lower Pottsgrove Township Municipal Authority; 201122543; WRIT/EXEC.  
 WARREN, BETHANN: CHRISTOPHER - Pnc Bank National Association; 201108524; \$119,426.82.  
 WHALEN, FENTON: MARIE - Cheltenham Township School District; 201112941; WRIT/EXEC.  
 WHITE, ANTHONY: UNIVEST BANK, GRNSH. - Commonwealth Of Pa; Dept Of L&I; Uninsured Employers Guaran; 201223403; \$18,335.53.  
 WOLFE, RICHARD - Us Bank National Association, et al.; 201201586; ORDER IN REM/56,279.28.  
 YINGLING, DIANE: JEFFREY - Us Bank National Association; 201220067; \$40,317.20.

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## JUDGMENTS AND LIENS ENTERED

### Week Ending November 19, 2012

#### The Defendant's Name Appears First in Capital Letters

ANTHONY, WAYNE - Cavalry Spv I Llc; 201228384; Judgment fr. District Justice; \$3,285.98.  
 BECHTEL, BONNIE - Precision Recovery Analytics; 201228453; Judgment fr. District Justice; \$7,684.24.  
 BIELER, DENNIS - Cavalry Spv I Llc; 201228517; Judgment fr. District Justice; \$2,939.99.  
 BLACKMAN, DELOIS: JOHNSON, DELOIS: MCIVER, DELOIS - Drexel University; 201228224; Certification of Judgment; \$1,789.12.  
 BLUE HARBOR LLC: JAGGERS, CHARLES: KAREN, ET.AL. - Orion Bank; 201228474; Foreign Judgment; \$334615.02.  
 BODOFF, LAUREN - F Alan Dickerman Dds Pc; 201228411; Judgment fr. District Justice; \$1,499.88.  
 CARR, SUSAN - Lvnv Funding Llc; 201228583; Judgment fr. District Justice; \$890.40.  
 CHOI, MICHAEL: CAFE FIFTYNINE INC: CHO, WON, ET.AL. - One Penn Associates Lp; 201228586; Certification of Judgment; \$95479.41.  
 CRINE, KENNETH - Lower Providence Community Center; 201228254; Judgment fr. District Justice; \$1736.62.  
 DEWHURST, CHRISTINA - Bluestone Investments Inc; 201228596; Judgment fr. District Justice; \$4,676.97.  
 DINENBERG, JENNIE - Calvary Spv I Llc; 201228506; Judgment fr. District Justice; \$10,343.21.  
 ELBA, HANY: AMANDA - I T Landes & Son; 201228577; Judgment fr. District Justice; \$617.09.  
 FLETCHER, DEANDRA - Precision Recovery Analytics; 201228450; Judgment fr. District Justice; \$1,705.98.  
 FROST, BARRY - Building Insp And Const; 201228644; Judgment fr. District Justice; \$688.95.  
 GALLAHER, CYNTHIA - Hop Energy Llc; 201228194; Judgment fr. District Justice; \$5,423.51.  
 GIDDINGS, CAYENNE: WYLIE, CAYENNE - Pierce College; 201228218; Certification of Judgment; \$2,444.71.  
 JACOVINI, ANGELA - Cavalry Spv I Llc; 201228448; Judgment fr. District Justice; \$3,605.64.

JENSEN, GARY - Precision Recovery Analytics;  
201228451; Judgment fr. District Justice; \$1,442.86.  
JGKM ASSOCIATES - Nickett Landscaping;  
201228441; Judgment fr. District Justice; \$1,621.99.  
LEIGH, STACY: CHATMAN, STACY -  
United States Of America; 201228329; Lien;  
\$138,227.89.  
LEVANDOWSKI, EDWARD - Cavalry  
Portfolio Services Llc; 201228503; Judgment fr.  
District Justice; \$2,114.72.  
MALTS, ROMAN: INNA - Re/Max Of Cherry Hill Inc;  
201228208; Foreign Judgment; \$WRIT/EXEC.  
MARSHALL, WILLIAM - Cavalry Spv Llc;  
201228514; Judgment fr. District Justice; \$5,461.35.  
MCNAMARA, MARY - Cavalry Spv I Llc; 201228412;  
Judgment fr. District Justice; \$2,745.92.  
MILLER, WILLIAM - Springleaf Financial Services  
Of Pennsylvania Inc; 201228235; Judgment fr.  
District Justice; \$4994.14.  
MORIARITY, GEORGE - Lower Prov Com Cntr And  
Ambulance; 201228253; Judgment fr.  
District Justice; \$1897.50.  
MULBAH, JOHNSON - Drexel University; 201228222;  
Certification of Judgment; \$11,202.56.  
RICH, ERIC: LAROE, TRACEY - Eberbach, F.;  
201228285; Judgment fr. District Justice; \$4456.00.  
RYAN, LISA - Lvnv Funding; 201228621;  
Judgment fr. District Justice; \$942.83.  
SAUNDERS, BALFOUR - Lower Merion Township;  
201228501; Judgment fr. District Justice; \$632.50.  
SAUNDERS, BALFOUR: BROWN, LECIA -  
Lower Merion Township; 201228498; Judgment fr.  
District Justice; \$1145.50.  
SMITH, BRIAN - Calvary Spv I Llc; 201228497;  
Judgment fr. District Justice; \$7,075.12.  
SMITH, DONNA - Lvnv Funding Llc; 201228587;  
Judgment fr. District Justice; \$3,198.46.  
SNOWELL, JEFFREY - Lvnv Funding Llc;  
201228580; Judgment fr. District Justice; \$2,125.37.  
SOKOLOFF, MARK: COAN, CAROL: JAMES, ET.AL. -  
Pnl New Era Llc; 201228525; Complaint In  
Confession of Judgment; \$333964.84.  
STEFANIK, MICHAEL - Cavalry Spv I Llc;  
201228446; Judgment fr. District Justice; \$12,008.89.  
SUMMIT REALTY ADVISORS LLC -  
Allen Sales & Service Ltd; 201228228;  
Mechanics Lien Claim; \$9348.16.  
THOMPSON, KEVIN - Cavalry Spv I Llc;  
201228519; Judgment fr. District Justice; \$7,586.35.  
TRAN, HUONG - Cavalry Spv I Llc; 201228493;  
Judgment fr. District Justice; \$9,219.40.  
VILLAR, STEVE - Cavalry Spv I Llc; 201228508;  
Judgment fr. District Justice; \$8,681.55.  
WEBB, SANDRA - Cavalry Spv I Llc; 201228394;  
Judgment fr. District Justice; \$6,990.00.  
WEINFELD, MARC - Lvnv Funding Llc; 201228614;  
Judgment fr. District Justice; \$4,809.38.  
WILKINSON, NORMAN - Banks, Marcia; 201228513;  
Judgment fr. District Justice; \$12145.00.  
WILLS, RICHARD - Cavalry Spv I Llc; 201228440;  
Judgment fr. District Justice; \$4,810.86.

#### **EAST NORRITON TWP. - entered municipal claims against:**

342 Germantown Pike Lp; 201228435; \$1117.22.  
Danella, Carmen; 201228416; \$924.67.  
Davis, Ronald; 201228417; \$402.18.  
Delone, Thomas: Michelle; 201228418; \$707.51.  
Delprato, Thomas; 201228419; \$387.63.  
Demarco, David: Jeanne; 201228420; \$526.53.  
Dent, William: Lisa; 201228421; \$795.38.  
Dilullo, Thomas: Cathi; 201228422; \$957.88.  
Dougherty, Pamela; 201228423; \$211.00.  
Earp Hall, L.; 201228424; \$844.65.  
Evan, Sylvester: Rosemary; 201228425; \$609.77.  
Facciolo, Rocco: Gina; 201228426; \$961.67.  
Falco, Ronald; 201228428; \$1218.97.  
Falcone, Paul; 201228427; \$682.87.  
Federal National Mortgage Association; 201228505;  
\$816.32.  
Filippi, Carla: David; 201228429; \$553.26.  
Fluck, Fred: Susan; 201228430; \$1201.38.  
Fritz, Jeffrey: Becky; 201228431; \$812.69.  
Galichinski, Victor: Regina; 201228432; \$1410.68.  
Galloway, Frank: Victoria; 201228433; \$211.00.  
Gammarino, Carmela: Al; 201228434; \$1169.38.  
Ganguli, Shubodh: Olive; 201228288; \$923.41.  
Ginyard, Robert: Dolores; 201228289; \$387.00.  
Graham, Richard; 201228290; \$740.25.  
Gravinese, Dennis: Patricia; 201228291; \$337.86.  
Gray, John: Marie; 201228292; \$494.66.  
Grose, Wayman: Lydia; 201228293; \$718.09.  
Harrison, Earl: Ellen; 201228294; \$211.00.  
Harrierty, Scott; 201228295; \$271.50.  
Hazelwood, Geoff; 201228296; \$493.57.  
Herbert, Monica; 201228297; \$504.54.  
Hockaday, Kevin; 201228298; \$473.72.  
Hunter, Gary; 201228299; \$774.32.  
Innocent, Max: Karen; 201228301; \$780.43.  
Janis, Matthew: Elizabeth; 201228302; \$847.95.  
Johnson, Brian: Beverley; 201228303; \$536.79.  
Johnson, Richelle; 201228305; \$262.61.  
Johnson, Thomas; 201228304; \$554.58.  
Jones, Perry: Chanda; 201228464; \$1,058.02.  
Jones, Robert; 201228306; \$708.14.  
Jones, Robert; 201228443; \$241.71.  
Jones, Robert: Herbert; 201228463; \$311.77.  
Karpokovich, Lori: Lafferty, John; 201228475; \$596.17.  
Kavanagh, Paul: Lisa; 201228466; \$558.45.  
Kerper, Catherine; 201228468; \$891.87.  
Kindij, Boris: Nina; 201228469; \$616.48.  
Kirby, Patricia; 201228470; \$178.62.  
Kitt, Harry: Diana; 201228471; \$1,177.25.  
Lacey-Tilson, Myisha; 201228473; \$713.44.  
Lauro, Faith: James; 201228476; \$1,395.85.  
Lecky, Rashaun: Obrien, Nikki; 201228477; \$449.21.  
Lee, Myong; 201228478; \$286.60.  
Levins, Robert: Stacey; 201228480; \$143.59.  
Linder, Nicole: Trinidad, Rafael; 201228482; \$607.09.  
Lopez, Marisol; 201228483; \$644.43.  
Lube, Stacie: John; 201228484; \$502.80.  
Maccabe, David: Patricia; 201228485; \$240.59.  
Maiale, Mark: Catherine; 201228486; \$633.26.  
Makoid, Alexander: Grace; 201228488; \$2,082.00.  
Malazita, Raymond: Focht, Mary; 201228490; \$1,728.22.  
Marsh, Robert: Irene; 201228492; \$572.30.  
Masucci, Thomas; 201228494; \$724.59.  
Mayer, Adam: Bessie; 201228495; \$568.62.

Mayer, Arthur: Maxine; 201228496; \$1,435.87.  
 McCabe, Butch: Anna; 201228499; \$590.64.  
 McCabe, Sean: Nicole; 201228502; \$222.20.  
 McFarland, Kelly; 201228504; \$767.55.  
 Mcguigan, Mary; 201228532; \$387.00.  
 Mcmongale, Michael: Rachel; 201228533; \$806.07.  
 Merlino, Alexander: Antonio: Leonilda, Et.AL; 201228534; \$526.54.  
 Michener, Paul: Cathy; 201228535; \$856.90.  
 Minanno, Francis: Judith; 201228536; \$759.59.  
 Morano, Paul: Christine; 201228537; \$625.44.  
 Mroz, Robert: Colleen; 201228538; \$224.04.  
 Mun, Dong; 201228539; \$784.00.  
 Murphy, Dennis: Deborah; 201228540; \$826.74.  
 Muth, Joanna; 201228541; \$161.17.  
 Myers, Lenore: Peale, William; 201228542; \$254.58.  
 Nagle, Megan: Christian; 201228543; \$720.63.  
 Nam, Won: Lee; 201228544; \$994.51.  
 Nicholls, Scott: Donna; 201228545; \$949.18.  
 Nixon, John: Eleanor; 201228546; \$438.22.  
 Noon, Christopher: Heidi; 201228547; \$809.71.  
 Old Arch Center Associates; 201228548; \$406.88.  
 Palac, Walter; 201228549; \$676.79.  
 Paone, Michael: Lisa; 201228550; \$740.02.  
 Parker, Larry: Renee; 201228551; \$806.10.  
 Pasley, Kamarah; 201228552; \$846.39.  
 Pearson, Lisa; 201228553; \$826.08.  
 Perrone, David: Jones-Perrone, Christina; 201228554; \$814.49.  
 Pigeon, John: Anna; 201228555; \$876.19.  
 Poccia, Venanzio: Johnson, Angela; 201228556; \$974.16.  
 Pressley, Tracy: Dannette; 201228557; \$674.21.  
 Quarles, Wendy; 201228558; \$706.17.  
 Ramsey, Janette; 201228559; \$607.67.  
 Randall, James: Sheila; 201228561; \$172.30.  
 Raubertas, Vytautas: Regina; 201228560; \$614.44.  
 Shelikoff, Dan; 201228300; \$770.45.  
 Tarmin, Suzanne: Glenn; 201228465; \$295.81.  
 Torok, Catherine; 201228381; \$751.97.  
 Tuggle, Robert; 201228382; \$446.63.  
 Tuggle, Robert: Deborah; 201228383; \$1,069.98.  
 Tulish, Jefferey: Wertz, Kelly; 201228386; \$151.40.  
 Undercuffler, Craig: Suzanne; 201228388; \$211.94.  
 Ventre, John: Jill; 201228390; \$440.29.  
 Vera, Joffre; 201228393; \$343.65.  
 Walker, Marjorie; 201228396; \$1,108.78.  
 Ward, Kevin; 201228437; \$993.15.  
 Washington, Norma; 201228400; \$788.33.  
 Watts, Darrell; 201228401; \$643.87.  
 Wayne, Barry: Michelle; 201228402; \$280.58.  
 Webb, Clifford: Lakieshah; 201228404; \$682.87.  
 Webber, Stuart: Curran, Wendy; 201228405; \$149.20.  
 Weightman, Robert: Mary; 201228406; \$1,013.40.  
 West, John: Patricia; 201228407; \$162.44.  
 Wolf, Gary; 201228408; \$300.48.  
 Ying, Leehsia; 201228409; \$730.37.  
 York, Anderson: Deborah; 201228413; \$440.04.  
 Zameska, Carla; 201228414; \$971.75.  
 Zywalowski, Kevin; 201228307; \$648.62.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Almeklafi Inc; 201262528; \$1444.42.  
 Andalusa Corporation; 201262525; \$1923.52.  
 Appliance Rx Inc; 201262519; \$1164.43.  
 Arpeggio Inc; 201262515; \$433.98.

Athens Reproduction; 201262549; \$2818.76.  
 Az3 Inc; 201262531; \$308.24.  
 Carpenter, Marilyn; 201262535; \$868.21.  
 Cld Automotive Inc; 201262538; \$2061.72.  
 Computer Troubleshooters Of Doylestown; 201262556; \$2909.15.  
 Crown Door Co Inc; 201262543; \$11978.12.  
 Cutler Cleaning Service Inc; 201262536; \$15122.96.  
 Doggie Style Airport Square Llc; 201262520; \$2163.45.  
 Drafting Room At Spring House; 201262516; \$24450.52.  
 Drivers Leasing Inc; 201262533; \$310.33.  
 Ells, Daniel; 201262555; \$286.27.  
 Fiorentino Enterprises; 201262512; \$5231.67.  
 Hamilton, Elizabeth; 201262522; \$913.26.  
 Jds Precision Automotive Llc; 201262545; \$381.97.  
 Keystone Grill And Family Bistro Inc; 201262539; \$923.71.  
 Landes Diversified Services Llc; 201262552; \$608.87.  
 Lester, Douglas; 201262544; \$1141.25.  
 Lila Inc; 201262540; \$1959.20.  
 Lindies; 201262513; \$32113.41.  
 Little Flounders Llc; 201262521; \$349.11.  
 Live Your Dream Inc; 201262532; \$2071.42.  
 Lopez, Jose: La Tolteca Of Lansdale Pa Inc; 201262511; \$2063.06.  
 M & N Art Expo Inc; 201262518; \$769.03.  
 Manny Food Store Inc; 201262548; \$871.66.  
 Mcl Petcare Enterprises Inc; 201262541; \$3296.02.  
 Metro Staffing Incorporated; 201262542; \$1990.08.  
 Motor Cycle Services; 201262547; \$1180.22.  
 Mtk Automotive; 201262527; \$12748.14.  
 New Look Interiors Inc; 201262524; \$375.30.  
 Patrick Oconnell Inc; 201262530; \$4689.72.  
 Perkys Inc; 201262546; \$20509.64.  
 Premier Power Wash Inc; 201262537; \$2253.84.  
 R T Tuning Inc; 201262526; \$751.94.  
 Roberts Custom Stairs Inc; 201262554; \$572.84.  
 Soft Touch Carpet Clean Llc; 201262551; \$3318.66.  
 Spectrum Restoration Services Llc; 201262514; \$492.29.  
 Stenger Landscaping Inc; 201262523; \$1260.66.  
 Superior Cleaning Solutions Llc; 201262517; \$2556.95.  
 Tierneydecker Inc; 201262534; \$806.07.  
 Umbehavior, Julia; 201262553; \$403.89.  
 Vette Shop Inc; 201262550; \$1496.61.  
 West Mont United Soccer Association; 201262529; \$519.22.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Abdill, Charles; 201262508; \$4267.82.  
 Hassinger, Paul; 201262507; \$1307.72.  
 Joh, Peter; 201262506; \$7583.78.  
 Olson, Mathew; 201262510; \$786.00.  
 Schad, Lance; 201262509; \$2226.90.  
 Tuten, Ernest; 201262505; \$2159.60.

**SKIPPACK TWP. -  
entered municipal claims against:**

Capper, Kevin; 201228567; \$387.80.  
 Dewane, Matthew: Tammara; 201228572; \$513.80.  
 Fuller, Bonnie; 201228569; \$989.60.  
 Polen, Joel; 201228570; \$409.20.  
 Roddy, Ronald; 201228571; \$361.80.  
 Schillinger, Timothy; 201228566; \$409.20.  
 Worstall, Robert: Christine; 201228568; \$520.80.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

American Waste Digest Corp; 201271383; \$487.77.  
 Betegh, Nicolas; 201271393; \$24482.18.  
 Burakiewicz, Linda; 201271362; \$11842.87.  
 Cedar Springs Construction Co Inc; 201271359; \$2016.84.  
 Crilly, Debra; 201271364; \$42043.48.  
 Devoes Music Inc; 201271370; \$15104.82.  
 Dijiosia Bros Inc; 201271361; \$152013.04.  
 Enm Inc; 201271384; \$1771.12.  
 Gorski, Philip; 201271367; \$430209.48.  
 Huston, Jonathan; 201271385; \$4323.22.  
 James, Arturo; Carol; 201271357; \$29454.17.  
 Kasiewski, Andrew; 201271377; \$11373.07.  
 Kramer, Philip; 201271390; \$121486.54.  
 Krauter, Kenneth; 201271386; \$35999.64.  
 Lehigh Valley Recreation Inc; 201271366; \$27031.02.  
 Loux, Richard; 201271376; \$40882.98.  
 Mhmo Inc; 201271371; \$45674.19.  
 Petty, Gary; 201271375; \$40291.63.  
 Prendergast, John; Paquette, E.; 201271379; \$11585.34.  
 Ronkainen, James; 201271365; \$10237.30.  
 Rubinstein, David; Wendie; 201271392; \$6282.09.  
 Santoro, Maria; Main Street Marble And Granit;  
 201271391; \$18064.23.  
 Schwandt, Mark; Wanda; 201271387; \$13376.54.  
 Shore, Eric; 201271363; \$9282.06.  
 Singh, Sukhchain; 201271380; \$52065.48.  
 Singh, Sukhjinder; 201271382; \$52065.48.  
 Sion, Robert; Frances; 201271358; \$22042.27.  
 Sukhjinder, Singh; Manjit, Kaur; 201271381; \$811.11.  
 Team Wireless Inc; 201271369; \$11162.93.  
 Travis, Michael; 201271360; \$11785.74.  
 Walls, Thomas; 201271388; \$461636.74.  
 Yaculak, Blake; Vicki; 201271389; \$88075.66.  
 Yost, Charles; 201271374; \$62659.70.

**UPPER MORELAND TWP. -  
entered municipal claims against:**

Loughlin, Joseph; Ruth; 201228387; \$2309.50.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending November 13, 2012**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

***NOT AVAILABLE DURING TIME OF PRINT***

**SUITS BROUGHT**

**Week Ending November 19, 2012**

**The Defendant's Name Appears  
First in Capital Letters**

ALL INSURANCE INC - Calhoun, Hubert;  
 201227667; Complaint In Partition; Paul, Andrea B.  
 ANSBRO, BILLIE - Portfolio Recovery Associates Llc;  
 201228620; Civil Action; Martin, Syretta.  
 ARCH INSURANCE COMPANY - Options  
 Family Of Services Inc; 201228138; Petition for  
 Issuance of Subpoena.

BAGNELL, JAMES: JIM - Pbe Companies Llc;  
 201228399; Civil Action; Seitz, Jack M.  
 BERRY, JOHN - Pennsylvania Department Of  
 Transportation; 201228278; Appeal from  
 Suspension/Registration/Insp.  
 BICKEL, STEPHANIE - Portfolio Recovery  
 Associates Llc; 201228523; Civil Action;  
 Scott, Morris A.  
 BOARD OF ASSESSMENT APPEALS -  
 Silberman, Michael; 201228325; Appeal from  
 Board of Assessment; Silberman, Michael S.  
 BONKOSKI, KENNETH: KENNETH:  
 KRISTA, ET.AL. - Jpmorgan Chase Bank  
 National Association; 201228248; Complaint In  
 Mortgage Foreclosure; Anthon, Kristine M.  
 BRANNAN, JEFFREY - Rodriguez, Jennifer;  
 201228012; Complaint for Custody/Visitation.  
 BROUGH, GLEN - Brough, Dawn; 201228602;  
 Complaint Divorce.  
 CAMBURN, DOUGLAS - Portfolio Recovery  
 Associates Inc; 201228599; Civil Action;  
 Martin, Syretta.  
 CAMPBELL, BETTY - Portfolio Recovery  
 Associates Llc; 201228368; Civil Action;  
 Martin, Syretta.  
 CAMPBELL, KEVIN: CAMBELL, BONNIE -  
 Allstate Insurance Company; 201228361;  
 Civil Action; Silverman, Alan D.  
 CHAVARRIA, LUIS - Chavarria, Sheryll; 201228281;  
 Complaint Divorce.  
 CIMINO, DEAN - Cimino, Rita; 201228268;  
 Complaint Divorce.  
 CIRULLO, EMILY: CHRISTINE: CHRISTINE,  
 ET.AL. - Estate Of Hugh F Obrien; 201228520;  
 Civil Action; Kolovos, Dimitrios.  
 CLARK, MAX - Miland Funding; 201228314;  
 Appeal from District Justice.  
 CONTRACTING SYSTEMS INC II:  
 OHIO CASUALTY INSURANCE CO -  
 Rl Reppert Inc; 201228378; Civil Action;  
 Watson, Robert R., Jr.  
 COUNTY OF MONTGOMERY BOARD OF  
 ASSESSMENT APPEALS - Eadeh Family  
 Limited Partnership; 201228594; Appeal from  
 Board of Assessment; Sullivan, Kelly S.  
 CUCINOTTI, SALVATORE - St Josephs University;  
 201228472; Appeal from District Justice.  
 D SQUARED ASSOCIATES INC: HYDE, DAVID -  
 Haines And Kibblehouse Inc; 201228612;  
 Civil Action; Laflamme, Joseph A.  
 DELROSSI, DAVID - Portfolio Recovery  
 Associates Llc; 201228380; Civil Action;  
 Martin, Syretta.  
 DEROBERTIS, MARIA - Portfolio Recovery  
 Associates Llc; 201228330; Civil Action;  
 Scott, Morris A.  
 DOE, JOHN: TENANT/OCCUPANT -  
 Federal National Mortgage Association; 201228365;  
 Complaint in Ejectment; Fialkoff, Kassia.  
 DONAL, DENISE - Portfolio Recovery  
 Associates Llc; 201228392; Civil Action;  
 Martin, Syretta.  
 DUNN, ERIC - Boyd, Marinea; 201227914;  
 Complaint for Custody/Visitation.  
 DUNNE, JAMES - Dunne, Brienne; 201228633;  
 Complaint Divorce.

- EDMONDS, ZACHARY - Portfolio Recovery Associates Llc; 201228385; Civil Action; Martin, Syretta.
- GARDINER, ANTOINE - Home Sweet Home Development Llc; 201228259; Appeal from District Justice.
- GATES, PAULA - Tobin, Jonathan; 201228456; Complaint Divorce; Berschler, Jerold S.
- GAUDIOSI, ANTHONY - Portfolio Recovery Associates Llc; 201228354; Civil Action; Martin, Syretta.
- GRIFFITH, SANDRA: JEROME - Toyota Motor Credit Corporation; 201228216; Appeal from District Justice; Morris, Gregg L.
- GULCZYNSKI, ALLAN - Portfolio Recovery Associates Inc; 201228563; Civil Action; Martin, Syretta.
- HALLS, SHERWIN - Weidamoyer-Halls, Joanne; 201228527; Complaint Divorce.
- HAND, RAHEEM - Slocum, Dominique; 201228041; Support/Exceptions.
- HIGGINS, STEPHANIE - Higgins, John; 201228366; Complaint Divorce; Perry, Allan C.
- HINES, BETTINA - Wilson, Mark; 201228169; Complaint for Custody/Visitation.
- HOLICONG LOCKSMITHS & CENTRAL SECURITY INC - Selective Way Insurance Company; 201228260; Civil Action; Kluxen, Steven A.
- IVEY, JOHN - Portfolio Recovery Associates Llc; 201228347; Civil Action; Martin, Syretta.
- JOHNSON, BRIAN - Portfolio Recovery Associates Llc; 201228374; Civil Action; Martin, Syretta.
- JOHNSON, WILLIAM - Portfolio Recovery Associates Llc; 201228371; Civil Action; Martin, Syretta.
- JONES, GIRRARD - Jones, Jeanette; 201228255; Support/Exceptions.
- KANTER, ANDREW - Kanter, Deirdre; 201228331; Complaint Divorce; Bort, Peter E.
- KOH, HYUNGSEOK - People Of The State Of Illinois; 201228628; Petition for Issuance of Subpoena.
- KURZMANN, DIANA - Pnc Bank National Association; 201228270; Civil Action; Donaher, Donna M.
- LANDIS, BRIAN - Chung, Sumi; 201228623; Civil Action; Sinowitz, Stanley J.
- LEBLANC, ZACHARY: PAUL - Butt, Ambreen; 201228442; Civil Action; McClain, Cary B.
- LINSINBIGLER, KYLE - Portfolio Recovery Associates Inc; 201228581; Civil Action; Martin, Syretta.
- LOWRY, DANON - Lowry, Adrianna; 201228266; Complaint Divorce.
- LUTZ, FRANCIS - Pennsylvania Department Of Transportation; 201228379; Appeal from Suspension/Registration/Insp.
- MASCIARELLI, VINCENT - Pennsylvania Department Of Transportation; 201228526; Appeal from Suspension/Registration/Insp.
- MCCOLGAN, DANIEL: DJM MCCOLGAN & SONS - Thomas Neuman Insulation Inc; 201228449; Appeal from District Justice; Karver, Jeffrey C.
- MCCOMB, WILLIAM - Portfolio Recovery Associates Llc; 201228403; Civil Action; Martin, Syretta.
- MC GEE, STACY - Brown, Jim; 201228249; Complaint for Custody/Visitation.
- MIKHELSON, SVETLANA - Portfolio Recovery Associates Llc; 201228362; Civil Action; Martin, Syretta.
- MINNAR, EMIL - Portfolio Recovery Associates Llc; 201228398; Civil Action; Martin, Syretta.
- MOLANICK, FRANCIS - State Farm Insurance Company; 201227977; Petition.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Coventry Realty Corp; 201227854; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Samdani, Amer; 201227858; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Altman, Herbert; 201227875; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Schorr, David; 201227874; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Kayson, Gilbert; 201227878; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Ang, Charles; 201227884; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Bogus, Joseph; 201227891; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Horsham Lp; 201227941; Appeal from Board of Assessment; Campbell, Patrick C., Jr.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Zafaran, Joseph; 201227844; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Yaskin, Cynthia; 201227848; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Wilder, William; 201227847; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Toll, Bernard; 201227902; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Chanin, Robert; 201227900; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Chernow, Sylvia; 201227901; Appeal from Board of Assessment; Bellwoar, Thomas B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Upper Dublin School District; 201228014; Appeal Board of Assessment Govt; Choksi, Margarete P.



MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Rosner, Charles;  
201227862; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Dinney, Patsy;  
201227855; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Epstein, Norman;  
201227860; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Fishbein, Benjamin;  
201227863; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Ginsburg, Manuel;  
201227864; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Goodison, Jules;  
201227867; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Sack, Burton;  
201227865; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Shrager, Joan;  
201227885; Appeal from Board of Assessment;  
Bellwoar, Thomas B.

MONTGOMERY COUNTY BOARD OF  
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NICHOLS, RACHAEL - Natali, Elizabeth;  
201228376; Civil Action; Johnson, Richard W.

NOEL, TRAVIS - Lee, Miranda; 201228311;  
Civil Action; Miller, Todd S.

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NULL - Albert, Gerald; 201227866; Appeal from  
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OLENICK, JEFFREY - Oconnor, Erin; 201228447;  
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PARK, JUN - Cach Llc; 201228252; Civil Action;  
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PASKEL, ROBERT - Portfolio Recovery  
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Martin, Syretta.

PAUL-HYNES, GHISLAINE - Lentz, Allen;  
201228136; Petition to Appeal Nunc Pro Tunc.

PIRNER, JOSEPH: LONG, MICHAEL:  
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RIOS, WILFREDO - Portfolio Recovery Associates Inc; 201228576; Civil Action; Martin, Syretta.

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RYAN, KATHLEEN: ATTEWELL, KATHLEEN - Ryan, Patrick; 201228350; Complaint Divorce; Pianti, Joseph D.

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TESTA, MICHAEL - DiJoseph, Krista; 201227940; Complaint for Custody/Visitation.

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VOLPE, MARK - Portfolio Recovery Associates Llc; 201228341; Civil Action; Martin, Syretta.

WARE, STEVEN - Nationwide Insurance Company; 201228626; Civil Action; Koplove, Steven.

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WOODARD, STEPHANIE - Portfolio Recovery Associates Llc; 201228610; Civil Action; Martin, Syretta.

YOO, CHOONG - Lee, Ae; 201228582; Complaint Divorce; Pak, Uam.

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### RETURN DAY LIST

**December 10, 2012  
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.

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- Americhoice Federal Credit Union v. Ross - Motion for Consolidation (Seq. 39) Both Docket Numbers - **D. Dethlefs**.

- BAC Home Loans Servicing, L.P. v. Harris - Motion for Reassessment of Damages (Seq. 20) - **D. Siedman - A. Sager**.
- BAC Home Loans Servicing, L.P. v. Lester - Motion to Reinstate (Seq. 6) - **C. Fliakos**.
- Bank of America, N.A. v. Filimon - Motion to Dismiss for Failure to State a Cause of Action and Improper Reestablishment of The Lost Note (Seq. 2) - **T. Puleo**.
- Bank of America, N.A. v. Lee - Motion for Reassessment of Damages (Seq. 13) - **A. Minato**.
- Beatty Lumber and Millwork Company v. Fay - Plaintiff's Motion to Compel Defendant's Depositions and Production of Documents (Seq. 4).
- Bell v. Interactive Solutions Services - Defendant's Petition to Strike or Open Confessed Judgment and Stay (Seq. 16).
- Bickell v. Burns - Motion to Compel Discovery Responses (Seq. 145) Only Docket #2009-36200 - **J. Malley - D. Rucket**.
- Bobrow v. B and M Landscaping Company, Inc. - Motion to Compel Plaintiff to Pay Defendant's Neuropsychological Expert's Rescheduling Fee (Seq. 141) - **J. Chaiken - A. Pappas**.
- Bolden v. Rest Haven Nursing Center Whitmar - Plaintiffs' Motion to Compel Discovery (Seq. 38) - **B. Strauss - R. Dillon**.
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- Bridgeport Fire Company #1 v. Chartwell Law Offices, LLP - Motion to Strike Praecipe to Discontinue and End (Seq. 10) - **R. Griffiths - A. Lefco**.
- Brokerage Concepts, Inc. v. AMK Florida Services, Inc. - Motion to Compel Responses to Discovery and to Set Dates Certain for Depositions (Seq. 299) - **J. Adler - L. Marone**.
- Brooks v. Tyson - Motion to Compel Co-Defendants' Discovery Responses (Seq. 16) - **T. Potts - F. Mackin**.
- Browne v. Montgomery County Waterproofing, Inc. - Petition to Break and Enter (Seq. 63) - **M. Eidel**.
- Choe v. Young Mens Christian Association - Motion to Compel Deposition of Jose Perez and Site Inspection (Seq. 76) - **R. Birch - E. McGinn**.
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- Citimortgage, Inc. v. Duckett - Motion to Reassess Damages (Seq. 7) - **J. Schalk**.
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- Clark v. Lampe - First Motion of Plaintiff to Compel Discovery from Defendants Carl Lampe and Advanced Nursing Services, Inc. (Seq. 19) - **F. Clark - R. Balch**.
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36. *Fink v. Smitty Corporation - Motion to Compel Discovery Responses of Plaintiff Katie Vazquez (Seq. 28) - B. Cooper - D. Bush - M. Mann.*
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