

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 April 24, 2013 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 May 29, 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.**

Second Publication

07-16885

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

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

TITLE TO SAID PREMISES IS VESTED IN Glenn E. Thompson and Joanne C. Thompson, by Deed from Allyson R. Lorenti and Edward J. Lorenti, her husband, dated 07/28/2005, recorded 06/08/2005, in Deed Book 5565, Page 1182.

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

Location of property: 1946 West Marshall Street, Jeffersonville, PA 19403-3112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glenn E. Thompson and Joanne C. Thompson** at the suit of PHH Mortgage Corporation. Debt: \$243,856.60.

Meredith Wooters, Attorney. I.D. #307207

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.

08-09500

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a plan of property made by Over and Tingley, Civil Engineers of Havertown, Pennsylvania, under state of January 15, 1952, as follows, to wit:

BEGINNING at a point a corner formed by the intersection of the Southeast side of Woodbine Avenue (50 feet wide) with the Northeastwardly side of Willow Way (50 feet wide).

CONTAINING in front or breadth measured North 28 degrees, 6 minutes East, along the said side of Woodbine Avenue, 65 feet and extending of that width in length or depth South 61 degrees, 54 minutes East, between parallel lines at right angles to Woodbine Avenue 150 feet, the Southwest line thereof extending along the Northeastwardly side of Willow Way.

UNDER AND SUBJECT to agreements and building restrictions now of record.

TITLE TO SAID PREMISES IS VESTED IN Dennis Silver and Edythe Silver, Joint Tenants with the Right of Survivorship, by Deed from Gregory W. Hallquist and Mary Ann T. Hallquist, h/w, dated 06/21/1995, recorded 08/22/1995, in Deed Book 5122, Page 999.

Parcel Number: 40-00-65628-00-5.

Location of property: 717 Willow Way a/k/a 447 Woodbine Avenue, Narberth, PA 19072.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Dennis Silver and Edythe Silver (deceased)** at the suit of U.S. Bank, National Association, as Trustee. Debt: \$470,494.35.

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.

08-30248

ALL THAT CERTAIN lot or pieces of ground, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, being known, designated and described as Lot Numbered 518 and 519 on the Revised Plan of Lots of Edge Hill Land Association, said plan being recorded in the Office for the Recording of Deeds at Norristown, in Deed Book 260, Page 426.

SITUATE on the Northwestly side of Linden Avenue at the distance of six hundred seventy-five feet Northeastwardly from the Northeastly side of Chestnut Avenue.

CONTAINING in front or breadth on the said Linden Avenue fifty feet (each lot being twenty-five feet) and extending in length or depth Northwestwardly between parallel lines at right angles to said Linden Avenue one hundred ten feet.

ALL THAT CERTAIN lot or piece of ground, situated in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, being known and designated and described as Lot 517 on Revised Plan of Lots of Edge Hill Lane Association, said plan being recorded in the Office for the Recording of Deeds at Norristown, in Deed Book 260, Page 526.

SITUATE on the Northwestern side of Linden Avenue at the distance of six hundred fifty feet Northeastwardly from the Northeastly side of Chestnut Avenue.

CONTAINING in front or breadth on the said Linden Avenue twenty-five feet and extending in length or depth Northwestwardly between parallel lines at right angles to said Linden Avenue one hundred feet.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN James T. Gordon, by Deed from Gregory A. Baltz, dated 10/27/2006, recorded 11/03/2006, in Deed Book 5622, Page 2972.

Parcel Number: 54-00-10663-00-2.

Location of property: 254 Linden Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **James T. Gordon** at the suit of Citibank National Association et al. Debt: \$265,659.82.

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.

08-32361
PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements about to be erected thereon, situate in **Upper Gwynedd Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Charter Oaks, made by Plum & Associates, dated 7/27/93, last revised 12/22/93 and recorded in Plan Book A-54, Page 392, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Charter Oaks Drive (54 feet wide), a corner of this and Lot No. 20 on said plan; thence extending from said point of beginning and along Southeasterly side of Charter Oaks Drive, aforesaid, North 36 degrees, 04 minutes, 00 seconds East, 128.07 feet to a point, a corner of Lot No. 19-A on said plan; thence extending along the same, and along lands now or late of Tyson, South 53 degrees, 56 minutes, 04 seconds East, 179.96 feet to a point on the Northwestern side of Hillside Avenue (not open); thence extending along the same, South 36 degrees, 04 minutes, 24 seconds West, 128.05 feet to a point, a corner of Lot No. 20, aforesaid; thence extending along the same, North 53 degrees, 55 minutes, 36 seconds West, 179.98 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 on said plan.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Charter Oaks, made by Plum & Associates, dated 7/27/1993 last revised 12/22/1993 and recorded in Plan Book A-54, Page 392, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Charter Oaks Drive (54 feet wide), a corner of this and Lot No. 19 on said plan; thence extending from said point of beginning and along the Southeasterly side of Charter Oaks Drive, aforesaid, North 36 degrees, 04 minutes, 00 seconds East, 71.74 feet to a point on the Southwesterly side of Gwynedd Avenue (50 feet wide) (not open); thence extending along the same, South 43 degrees, 12 minutes, 00 seconds East, 55.95 feet to a point, a corner of lands now or late of Tyson; thence extending along the same, South 36 degrees, 02 minutes, 18 seconds West, 61.36 feet to a point in line of Lot No. 19 aforesaid; thence extending along the same, North 53 degrees, 56 minutes, 04 seconds West, 54.96 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Marengo and Joan R. Marengo, h/w, by Deed from Andrew J. Audet and Leslie M. Audet, h/w, dated 11/04/1996, recorded 12/12/1996 in Book 5170, Page 1659.

Parcel Numbers: 56-00-01115-08-9 and 56-00-01115-10-7.

Location of property: 1039 Charter Oaks Drive, Lansdale, PA 19446-5386.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen J. Marengo and Joan R. Marengo** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$245,217.97.

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.

08-34860

ALL THAT CERTAIN tract of land with the building and improvements thereon erected, situate in **Skipack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Harmony Towne Phase I made by Ceasar and Saranne Gorski by Czop/Specter, Inc. dated December 12, 1987 and last revised May 9, 1997 and recorded in Plan Book A-58 and Page 59, as follows, to wit:

BEGINNING at a point on the Northwestern side of Dogwood Lane said point being a corner of Lot #82 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot #82 North 47 degrees, 45 minutes, 00 seconds West, 135.00 feet to a point on the Southeasterly ultimate right-of-way line of Bridge Road (RT 113) as shown on said plan; thence extending along same North 42 degrees, 15 minutes, 00 seconds East, 20.00 feet to a corner of Lot #84 as shown on said plan; thence extending along same South 47 degrees, 45 minutes, 00 seconds East, 135.00 feet to a point a corner of Dogwood Lane aforesaid; thence extending along same South 42 degrees, 15 minutes, 00 seconds West, 20.00 feet to a point said point being the first mentioned point and place of beginning.

BEING the same premises which John M. Delucca and Deborah W. Hong, by Deed dated 12/05/2003 and recorded 1/12/2004 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5489, Page 2004, granted and conveyed unto Tamara DeWane and Matthew DeWane, as Tenants by the Entirety.

Parcel Number: 51-00-03905-28-2.

Location of property: 830 Dogwood Lane, Collegeville, PA 19426.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Tamara DeWane and Matthew DeWane** at the suit of National City Real Estate Services, LLC, et al. Debt: \$220,505.51.

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.

09-01016

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

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

BEING Lot No. 11 on said plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph F. Fischer, Jr.** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$189,700.16.

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.

09-10159

ALL THAT CERTAIN tract of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a plan of property made for Huntingdon Valley Dinner Theatre, dated 08/14/1981, prepared by Tri-State Engineers and Land Surveyors, Inc., 801 West Street Road, Feasterville, Pennsylvania, as follows, to wit:

BEGINNING at a point, a corner of lands, now or late, of Dale W. Adcock and Dee C. Adcock, in the center line of Philmont Avenue (50.00 feet wide) (proposed to be widened to 60.00 feet), said point being measured along the center line of Philmont Avenue, North 76 degrees, 27 minutes, 00 seconds East, 920.72 feet, from a point, a corner, formed by the intersection of the center line of Philmont Avenue, with the center line of Red Lion Road (40.00 feet wide); thence, from the said point of beginning, and along the center line of the said Philmont Avenue, North 76 degrees, 27 minutes, 00 seconds East, 283.67 feet, to a point, a corner of lands, now or late, of Nutri System, Inc.; thence, along lands of the aforementioned Nutri System, Inc. and crossing an existing creek, South 13 degrees, 33 minutes, 00 seconds East, 224.68 feet, to a point, a corner, in line of lands, now or late, of Jack Finkle, et al.; thence, along line of lands of the aforementioned Finkle, South 76 degrees, 27 minutes, 00 seconds West, 32.73 feet, to a point, a corner; thence, continuing along said lands, South 13 degrees, 33 minutes, 00 seconds East, 45.11 feet, to a point, a corner of lands, now or late, of the Finkle Trust Joint Venture, Inc.; thence, along lands of the aforementioned Finkle Trust Joint Venture, Inc., crossing a small stream and crossing a 20.00 foot wide permanent right-of-way for sanitary sewer, South 76 degrees,

27 minutes, 00 seconds West, 147.80 feet, to a point, a corner; thence, continuing along said lands, North 25 degrees, 54 minutes, 00 seconds West, 26.19 feet, to a point, a corner; thence, still continuing along said lands, South 76 degrees 27 minutes, 00 seconds West, 43.71 feet, to a point, a corner of lands of the aforementioned Adcock; thence, along lands of same and recrossing the aforementioned existing creek, North 25 degrees, 59 minutes, 00 seconds West, 250.00 feet, to the point and place of beginning.

BEING the same premises which Silvio Trentalange, by Deed dated December 22, 2003 and recorded on April 18, 2005, in the Recorder of Deeds Office in Montgomery County, in Deed Book 5550, Page 1606, granted and conveyed unto Salanna Realty, L.P.

Parcel Number: 41-00-06976-50-7.

Location of property: 2637 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Commercial vacant land.

Seized and taken in execution as the property of **Salanna Realty, L.P.** at the suit of CADC/RADC Venture 2011-1, LLC. Debt: \$330,176.83 plus interest to the date of the sheriff's sale, plus costs, if sale is later than 4/24/13.

William J. Levant, Attorney.

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

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

09-11345

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

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Glenn B. Mangum and Kathleen S. Harris, h/w, by Deed from John Hird, dated 10/24/2007, recorded 10/30/2007 in Book 5670, Page 999.

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

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

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Kathleen S. Harris and Glenn B. Mangum** at the suit of JP Morgan Chase Bank, National Association, as Attorney in Fact for the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$254,407.78.

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.

09-12698

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a minor subdivision plan prepared for Tracey A. & Jeffrey A. Richardson, by Gannet Fleming, dated March 2004, last revised May 2004 and recorded in Plan Book 23, Page 331, as follows, to wit:

BEGINNING at a point in the bed of Willow Avenue (existing right of way 33 feet wide), a corner of this and Lot No. 1 on said plan; thence extending from said point of beginning and along Lot No 1 aforesaid, the two following courses and distances viz: (1) South 60 degrees, 19 minutes, 13 seconds West, 65.00 feet to a point in line of lands of David R. Buckwalter; thence extending along the same North 44 degrees, 00 minutes, 00 seconds West, 13.00 feet

to a point a corner of lands of James W. and Joann Geslak; thence extending along the same, North 41 degrees, 49 minutes, 12 seconds West, 66.99 feet to a point, a corner of lands of Gregory and Rebecca A. Fetto; thence extending along the same and along lands of Arthur and Megan Greltzer, North 46 degrees, 26 minutes, 10 seconds East, 277.80 feet to a point; thence still along lands of Arthur and Meagan Greltzer, North 12 degrees, 37 minutes, 50 seconds East, 31.18 feet to a point in the bed of Willow Avenue (abandoned at this point) and a corner of lands of Michael J. and Salvatore M. Didonato; thence extending along the same two following courses and distances viz: (1) along the arc of a circle curving to the right having a radius of 280.22 feet the arc distance of 44.70 feet to a point of reverse curve therein; and (2) along the arc of a circle curving to the left having a radius of 285.00 feet the arc distance of 100.41 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises that Mascio Builders, Inc., by Deed dated 10/28/2005 and recorded 11/14/2005 in the County of Montgomery (Book 5579, Page 537 granted and conveyed unto Joseph E. Lutz and Jennifer L. Lutz, his/her heirs and assigns in fee.

Parcel Number: 43-00-15850-01-9.

Location of property: 18 Willow Avenue, Audubon, PA 19403-2040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph E. Lutz and Jennifer L. Lutz** at the suit of Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as trustee for SRMOF II 2011-1 Trust. Debt: \$534,838.15.

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

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.

09-15188

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

BEGINNING at the Southeasterly corner of Lot No. 63, said point being on the Westerly property line of Randy Drive (50 feet wide) and distant along the same from a point marking the Southwesterly property line intersection, as projected, of the aforesaid Randy Drive and another given road or street (not named); (50 feet wide) leading to the development of Stanley Swinehart known as Crestwood South 38 degrees, 40 minutes West, 100 feet; thence from said point of beginning continuing along the Westerly side of Randy Drive, South 38 degrees, 40 minutes West, 80.00 feet to a corner of Lot No. 65; thence along the same North 51 degrees, 20 minutes West, 255.31 feet to a corner on line of lands of Stanley Swinehart; thence along the same North 46 degrees, 55 minutes East, 80.94 feet to a corner of Lot No. 63; thence along same South 51 degrees, 20 minutes East, 243.71 feet to a corner and place of beginning.

BEING all of Lot No. 64 of a plan of lots known as Randy Run.

TITLE TO SAID PREMISES IS VESTED IN Francis O'Neill by Deed from John R. McPherson dated September 12, 2005 and recorded September 19, 2005 in Deed Book 5571, Page 1599.

Parcel Number: 42-00-03933-98-4.

Location of property: 1205 Randy Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Francis O'Neill** at the suit of HSBC Bank USA, National Association Trustee, on Behalf of Mortgage Pass-Through Certificates, Series 2005-6. Debt: \$193,578.30.

Marc S. Weisberg, 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.

09-15625

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, bounded and described according to a Preliminary Final Land Development Plan set Over Record Plan of Westport Farm made for T. H. Properties, L.P., made by Carroll Engineering Corporation dated 6/29/2006 and last revised 1/8/2007 and recorded in Plan Book 28, Pages 128 to 134, as follows, to wit:

BEING Lot Number 62 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Scott C. Carlin and Sarah Ott and Albert Carlin, by Deed from T. H. Properties, a Pennsylvania Limited Partnership, dated 06/15/2007, recorded 07/19/2007 in Book 5656, Page 905.

Parcel Number: 34-00-03580-12-1.

Location of property: 34 Milburn Court, Souderton, PA 18964-2274.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott C. Carlin, Sarah Ott and Albert Carlin** at the suit of Nationstar Mortgage, LLC. Debt: \$624,146.99.

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.

09-18343

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 Willow Grove Division Number 2, made by William T.B. Roberts & Sons, dated September 1, 1905 and recorded in the Recorder of Deeds Office in and for the County of Montgomery in Deed Book 536, Page 500, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hamilton Street (50 feet wide) a corner of Lot Number 943 as shown on the above mentioned plan; thence extending along the Southeasterly side of Hamilton Avenue in a Northeasterly direction 1161 feet to a point on the Northwesterly side of right-of-way line of the Northeast Pennsylvania Railroad; thence extending along the same in a Southwesterly direction 95 feet and 10 3/8 inches to a point, a corner of Lot Number 945 as shown on the above mentioned plan; thence extending along the same in a Northwesterly direction 98 feet, 4 1/4 inches to the first mentioned point and place of beginning.

BEING Lot No. 944 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Larry J. Reese and Lourdes Reese by Deed from James C. Smith and Willie Nell Smith dated January 23, 2004 and recorded April 12, 2004 in Deed Book 5503, Page 838 Instrument #2004073187.

Parcel Number: 30-00-26864-00-7.

Location of property: 2208 Hamilton Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Larry J. Reese and Lourdes Reese** at the suit of JP Morgan Chase Bank, N.A. Debt: \$320,094.80.

Marc S. Weisberg, 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.

09-20405

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

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

BEING Lot #37 on said plan.

UNDER AND SUBJECT to restrictions as of record.

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

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

Location of property: 231 Red Haven Drive, North Wales, PA 19454-1444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gennaro Scialla and Rosa Scialla** at the suit of JP Morgan Chase Bank, National Association as Attorney in Fact for the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank, f/k/a, Washington Mutual Bank, F.A., Successor by Merger to Bank United, f/k/a Bank United of Texas, f/k/a Bank United of Texas, FSB. Debt: \$160,609.04.

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.

09-20659

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, being the front of Lots Numbered 418 and 419 on a certain plan of lots of the Estate of Davis Jones, deceased, surveyed and laid out by Streep and Zuschnitt, dated 5/30/1902, revised 4/28/1906 and recorded at Norristown in Deed Book 493, Page 500, and described together as one lot, as follows:

BEGINNING at a point on the Northwesterly side of Jefferson Street (40 feet wide) at the distance of 575 feet 2 inches Northeastwardly from the Northeastly side of Highland Avenue (40 feet wide).

CONTAINING in front or breadth on said Jefferson Street 50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles with said Jefferson Street, 100 feet.

BOUNDED Northwestwardly by the rear of Lots Nos. 418 and 419, Northeastwardly by Lot No. 420, Southwestwardly by Lot No. 417 on said plan and Southeastwardly by said Jefferson Street.

AND ALL THAT CERTAIN lot, situate on the North side of Jefferson Street (40 feet wide) in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, aforesaid, beginning at a point on the said side of the said Jefferson Street at the distance of 525 feet Easterly from the Easterly side of Richland Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of the said Jefferson Street 50 feet, and extending of that width in length or depth Northwardly 100 feet, bounded on the North by other ground of the Estate of Davis Jones, on the East by part of Lot No. 418, on the West by part of Lot No. 415 on said plan, and on the South by Jefferson Street, aforesaid.

EXCEPTING THEREOUT AND THEREFROM so much of the first above described premises, as had been conveyed to Virginia Sica, by the common owners of premises above described, prior to conveyance of said premises to predecessors in title of mortgagors herein, and being described, more or less, as follows, to wit:

BEGINNING at a point on the North side of Jefferson Street (40 feet wide), in Lower Merion Township, County of Montgomery and State of Pennsylvania, at the distance of 600 feet, 2 inches Easterly from the Easterly side of Highland Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Jefferson Street, 25 feet, more or less, and extending of that width in length or depth Northwardly 100 feet.

TITLE TO SAID PREMISES IS VESTED IN Joanne P. Demartino, by Deed from Marie R. Rotondo, dated 02/16/2007, recorded 03/19/2007 in Book 5639, Page 1209.

Parcel Number: 40-00-27720-00-5.

Location of property: 107 Jefferson Street, Bala Cynwyd, PA 19004-1816.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joanne P. Demartino** 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: \$290,978.32.

Meredith Wooters, Attorney. I.D. #307207

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.

09-21012

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan thereof made by Franklin and Lindsay, Registered Professional Engineers, dated 01/08/1941 and revised 04/14/1942, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Overhill Road (50 feet wide) which point is at the arc distances of 15.81 feet measured on the arc of a circle curving to the right with a radius of 15 feet from a point of tangent on the Southwesterly side of Sunnybrook Avenue (50 feet wide); thence extending from said point of beginning South 10 degrees, 58 minutes West along the said side of Overhill Road 45.70 feet to a point; thence extending North 79 degrees, 2 minutes West, 115 feet to a point; thence extending North 10 degrees, 48 minutes East, 119.74 feet to a point on the said Southwesterly side of Sunnybrook Avenue; thence extending South 49 degrees, 26 minutes, 20 seconds East along the said side of Sunnybrook Avenue 123.62 feet to a point; thence extending on the arc of a circle curving to the right with a radius of 15 feet the arc distance of 15.81 feet to the first mentioned point and place of beginning.

BEING the same premises that Federal National Mortgage Association, by Deed dated 3/27/1998 and recorded 4/13/1998 in the County of Montgomery (Book 5222, Page 150) granted and conveyed unto Cassandra L. Milton, his/her heirs and assigns, in fee.

Parcel Number: 31-00-21709-00-4.

Location of property: 7458 Overhill Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cassandra L. Milton and John Wiggins** 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 VNT Trust, Series 2010-2. Debt: \$215,788.35.

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

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.

09-23102

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, according to a minor subdivision plan made for Paul Wydominic, dated May 9, 1974 prepared by Tri-State Engineers and Surveyors, Inc., 530 Street Road, Southampton, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point a corner of lands of which this was a part in the center line of Woodlawn Avenue (40.00 feet wide) said point being measured along the center line of Woodlawn Avenue, South 64 degrees, 30 minutes, 00 seconds East, 194.46 feet from the center line of Summer Avenue (40.00 feet wide); thence from the said point of beginning and along the center line of Woodlawn Avenue, South 64 degrees, 30 minutes, 00 seconds East, 71.74 feet to a point a corner of Tax Map Parcel Block 23, Parcel 19; thence along the said Tax Map Parcel

crossing a sanitary sewer main and crossing a small creek, South 38 degrees, 09 minutes, 00 seconds West, 581.54 feet to a point a corner in line of Tax Map Parcel Block 23, Parcel 25; thence along the line of the said Tax Map Parcel and partially along lands now or late of Susanna Walton, North 71 degrees, 02 minutes, 30 seconds West, 74.12 feet to a point a corner of lands of which this was a part, aforesaid, thence along said lands, re-crossing the aforementioned small creek and re-crossing the aforementioned sanitary sewer main, North 38 degrees, 09 minutes, 00 seconds East, 590.10 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank Volpe and Fausto Volpe by Deed from Maria T. Grespino, also known as Maria T Nappi dated July 29, 2005 and recorded August 4, 2005 in Deed Book 05565, Page 0376 Instrument #2005108812.

Parcel Number: 36-00-12041-00-1.

Location of property: 163 Woodlawn Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank Volpe and Fausto S. Volpe** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-62 Mortgage Pass-Through Certificates, Series 2005-62. Debt: \$291,086.91.

Joseph F. Riga, 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.

09-26838

ALL THOSE FOUR certain contiguous lots or pieces of ground, with any buildings thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 300 feet Southwestward from the middle line of Upland Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Cottage Avenue 80 feet (each being 20 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue 130 feet.

BEING Lots No. 1044, 1045, 1046 and 1047 on said plan.

PREMISES B:

AND ALSO THAT CERTAIN lot or piece of ground, with any building thereon erected, situate in the Township, County and State aforesaid and described according to the above-mentioned plan, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 380 feet Southwestward from the middle of Upland Avenue (40 feet wide).

CONTAINING in front or breadth on the said middle of Cottage Avenue 20 feet and extending of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue 130 feet.

BEING Lot No. 1048 on said plan.

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

BEING the same premises which Michelle Lee McGinnis by Deed dated 09/28/2007 and recorded 10/17/2007 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Instrument #2007125998 granted and conveyed unto Jay S. Soucy, as sole owner.

Parcel Number: 36-00-02533-00-5.

Location of property: 311 Cottage Avenue, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jay S. Soucy** 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: \$282,510.75.

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.

09-28528

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Pennsylvania, bounded and described according to a Plan of Subdivision of Wethersfield, prepared for Dratch Construction Company, made by Showalter & Associates, dated 5/30/86, last revised 4/28/88, as follows, to wit:

BEGINNING at a point said point being measured the 2 following courses and distances from point of intersection which the title line in the bed of Claremont Drive (50 feet wide) makes with the title line in the bed of Essex Court (no width given): (1) North 35 degrees, 05 minutes, 55 seconds East and crossing the Northeastly side of Claremont Drive and along the title line and bed of Essex Court 90.00 feet to a point; and (2) South 54 degrees, 54 minutes, 05 seconds East, 33.00 feet to a point of beginning; thence extending from said point of beginning North 35 degrees, 05 minutes, 05 seconds East, 36.00 feet to a point of corner of Lot No. 99 as shown on the above mentioned plan; thence extending along the aforesaid lot South 54 degrees, 54 minutes, 05 seconds East, 93.00 feet to a point; thence extending from said point South 35 degrees, 54 minutes, 05 seconds West, 93.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 98 as shown in the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Guirate and Ellen T. Guirate, husband and wife, as Tenants by the Entirety by Deed from Mortgage Guaranty Insurance Corporation dated 01/19/04 and recorded 02/05/04 in Montgomery County Recorder of Deeds in Book 5494, Page 751.

Parcel Number: 46-00-00940-10-3.

Location of property: 100 Essex Court, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael F. Guirate, Ellen T. Guirate and the United States of America** at the suit of Arch Bay Holdings, LLC, Series 2009B. Debt: \$121,760.27.

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.

09-33787

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

BEGINNING at a spike marking the intersection of the middle lines of Conshohocken State Road (as laid out 66 feet wide) and Newfield Way, (as laid out 40 feet wide); thence along the middle line of said Newfield Way, South 64 degrees, 21 minutes West, 98 feet to a point; thence leaving said Newfield Way, South 25 degrees, 39 minutes East, 125 feet to a point; thence North 64 degrees, 21 minutes East, 98 feet to the middle of said Conshohocken State Road; thence along the middle of said Conshohocken State Road North 25 degrees, 59 minutes West, 125 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lenora Laken, as sole owner by Deed from Donald Laken and Lenora Laken dated 10/28/2005, recorded 12/1/2005 in Deed Book 5581, Page 1228.

Parcel Number: 40-00-57160-00-4.

Location of property: 196 Conshohocken State Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lenora Laken and United States of America** at the suit of Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Amerquest Mortgage Securities Trust 2005-R11, Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$164,877.56.

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.

09-42626

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon, situate at Bala in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by John H. Dager, Civil Engineers, in October 1902, to wit:

BEGINNING at a point in the middle line of Union Avenue (forty feet wide) at the distance of ninety-five and two one-hundredths feet Southwestwardly from the point of intersection of the middle lines of Union Avenue with Bryn Mawr Avenue, it being a corner of the lot above described; thence along said lot South twenty-four degrees, East one hundred twenty-seven feet to a stone, it being a corner of this and land of William T. Donaldson, M.D., also a corner of other lands of Anna Jones, South sixty-six degrees, West thirty feet to a stake, a corner of land of W.A. Gillespie; thence by said land of W.A. Gillespie North twenty-four degrees, West one hundred twenty-seven feet to the middle line of Union Avenue aforesaid; thence along the middle line of Union Avenue, North sixty-six degrees, East thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Deuber and Margaret Deuber, h/w, by Deed from John Deuber, dated 12/04/2001, recorded 02/06/2002 in Book 5394, Page 1971.

Parcel Number: 40-00-62600-00-9.

Location of property: 102 Union Avenue, Bala Cynwyd, PA 19004-3130.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Deuber and Margaret Deuber** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$180,646.57.

Allison F. Zuckerman, 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.

10-04688

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Brookside Farms, by Urwiler and Walter, Inc., dated May 20, 1988, last revised on May 31, 1989, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-51, Page 109, as follows, to wit:

BEGINNING at a point on the Southerly side of Potter Drive (50 feet wide) at a corner of Lot No. 35 as shown on said plan, which point is at the distance of 185.00 feet measured South 89 degrees, 10 minutes, 35 seconds West along the said Southerly side of Potter Drive from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 31.42 feet measured on the arc of a curve curving to the left having a radius of 20.00 feet from a point of curve on the Westerly side of Kepler Road (L.R. 46205) (S.R. 4032) (as laid out on said plan); thence extending from said point of beginning South 00 degrees, 48 minutes, 25 seconds East along Lot No. 35 aforesaid, the distance of 150.00 feet to a point a corner of the same; thence extending North 89 degrees, 10 minutes, 35 seconds East partly along said Lot No. 35 and also along Lot No. 36 as shown on said plan the distance of 188.68 feet to a point on the said Westerly side of Kepler Road, aforesaid; thence extending in a Southwardly to Southwestwardly direction along the Westerly and Northwestwardly sides of Kepler Road; aforesaid on the arc of a curve curving to the right having a radius of 270.00 feet the arc distance of 127.21 feet to a point of tangent on the said Northwestwardly side of Kepler Road; thence extending South 46 degrees 11 minutes, 46 seconds West along the said Northwestwardly side of Kepler Road, the distance of 100.00 feet to a point, a corner in line of lands now or late of Drumheller, as shown on said plan; thence extending North 43 degrees, 05 minutes, 08 seconds West along lands of Drumheller, the distance of 227.60 feet to a point, a corner of Lot No. 34, as shown on said plan; thence extending along Lot No. 34 the 2 following courses and distances, viz: (1) extending North 66 degrees, 35 minutes, 00 seconds East, the distance of 101.96 feet to a point a corner; and (2) thence extending North 90 degrees, 49 minutes, 25 seconds West the distance of 150.30 feet to a point on the said Southerly side of Potter Drive; thence extending along the said Southerly side of Potter Drive the 2 following courses and distances viz: (1) extending Eastwardly on the arc of a circle, curving to the left having a radius of 175.00 feet the arc distance of 7.77 feet to a point of tangent; and (2) thence extending North 89 degrees, 10 minutes, 35 seconds East the distance of 42.23 feet to the first mentioned point on the said Southerly side of Potter Drive, at a corner of the aforesaid Lot No. 35 and place of beginning, a large portion on the Easterly part thereon containing the bed of that certain Detention Basin Easement as shown on said plan.

BEING Lot No. 37 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Jeffers, Jr. and Janet L. Jeffers by Deed from Christopher A. Petticca a/k/a Christopher A. Peticca and Karen A. Pfisterer, n/b/m Karen A. Peticca, dated October 28, 2004 and recorded August 11, 2005 in Deed Book 05566, Page 0609.

Parcel Number: 42-00-03670-72-5.

Location of property: 1560 Potter Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Jeffers, Jr. and Janet L. Jeffers** at the suit of Bank of America, N.A. Debt: \$322,124.64.

Christine L. Graham, 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.

10-05696

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan prepared for Ashford, made by Howard W. Doran, Inc., dated 8/4/1995, last revised 12/18/1996, said plan being recorded in Plan Book A-57, Page 369, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Parnell Lane (50 feet wide), said point of beginning being at the arc distance of 23.56 feet, measured along the arc of a circle, curving to the right, having a radius of 15 feet from a point of curve on the Northeasterly side of Pery Court (50 feet wide); thence extending from said point of beginning along the Southeasterly side of Parnell Lane, North 15 degrees, 30 minutes, 00 seconds East, 95.71 feet to a point, a corner of Lot 51; thence extending along the same, South 74 degrees, 30 minutes East, 123.99 feet to a point in line of land now or late of Mark John; thence extending along the same, South 09 degrees, West 22.32 feet to a point, a corner of Lot 71; thence extending along the same, South 35 degrees, 30 minutes, 12 seconds West, 105.45 feet to a point on the Northeasterly side of Pery Court; thence extending along the same, the two following courses and distances: (1) Northwestwardly, along the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 61.10 feet to a point of tangent; and (2) North 74 degrees, 30 minutes West, 15.59 feet to a point of curve; thence extending along the arc of a circle, curving to the right having a radius of 15 feet, the arc distance of 23.56 feet to the first mentioned point and place of beginning.

CONTAINING in area 12,733 square feet more or less (0.292 acres more or less).

BEING Lot No. 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Juan K. Andrews, by Deed from Fay Development Corporation, dated 12/18/1998, recorded 05/19/1999 in Deed Book 5272, Page 700.

Parcel Number: 37-00-03407-61-5.

Location of property: 133 Parnell Lane, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Juan Andrews a/k/a Juan K. Andrews** at the suit of Wells Fargo Bank, N.A. Debt: \$231,020.92.

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.

10-07641

ALL THAT CERTAIN lot or piece of land, marked #30 on a certain plan of lots in the Village of Jenkintown, as laid out by William C. Kent (a copy of said plan having been filed for reference in the Office for the Recording of Deeds at Norristown, Pennsylvania), situate in **Jenkintown Borough**.

BEGINNING at a corner of this and Lot #32 granted to Luke Scanlin on the Easterly side of Cedar Avenue; thence extending in an Easterly direction by said Scanlin's land 129 feet, 7 inches to a corner on the line of Harriet Manpenny's land; thence by the same South 9 degrees, West 50 feet, 3 inches to the corner of Lot #28 on said plan; thence by said lot in a Westerly direction 128 feet, 5 inches to a corner on the Easterly side of said Cedar Avenue; thence along the said thereof in a Northerly direction 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Monserrat and Donna J. Monserrat, his wife, by Deed from George Steinberg and Myrtle Steinberg, his wife and Paul Balbresky and Alyn Fawn Balbresky, his wife, dated 04/15/1983, recorded 04/20/1983 in Book 4705, Page 1836.

Parcel Number: 10-00-00176-00-3.

Location of property: 446 Cedar Street, Jenkintown, PA 19046-2721.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael P. Monserrat and Donna J. Monserrat** at the suit of JPMC Specialty Mortgage, LLC. Debt: \$250,201.41.

Allison F. Zuckerman, 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.

10-08675

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Section Five, "Mundock Manor", prepared for Mundock Manor, Inc., by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated February 10, 1972, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-19, Page 58, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Shaw Drive (50 feet wide), said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Tressler Drive (50 feet wide) viz: (1) leaving the Southeasterly side of Tressler Drive on the arc of a curve curving to the right, having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent on the Southwesterly side of Shaw Drive; and (2) thence extending South 44 degrees, 41 minutes East, along the aforementioned Southwesterly side of Shaw Drive, 447.15 feet to the point of beginning.

CONTAINING in front or breadth South 44 degrees, 41 minutes East, along the aforesaid Southwesterly side of Shaw Drive 114 feet and extending of that width in length or depth between parallel lines at right angles to Shaw Drive Southwesterly 200 feet.

BEING Lot No 104 as shown on said plan.

UNDER AND SUBJECT to Agreements of Record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Burns and Susan S. Burns, by Deed from Linda M. Waitkus, dated 01/14/2005, recorded 02/11/2005 in Book 5543, Page 1492.

Parcel Number: 54-00-14003-04-6.

Location of property: 1119 Shaw Drive, Fort Washington, PA 19034-1726.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan S. Burns and Peter A. Burns** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee Under the Indenture Relating to IMH Assets Corporation, Collateralized Asset-Backed Bonds, Series 2005-4. Debt: \$435,760.05.

Allison F. Zuckerman, 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.

10-08775

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate on the Southerly side of Clayton-Chapel Road (App 1) and the Easterly side of Leshar Mill Road, in **Upper Hanover Township**, Montgomery County, and partly in Hereford Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan dated September 6, 1972 by Albert G. Newbold, P.E., as follows:

BEGINNING at a railroad spike near the intersection of Clayton-Chapel Road and Leshar Mill Road, said spike marking the Westerly corner of the herein described lot, said spike being near the Southerly edge of Clayton-Chapel Road; thence through the bed of said road by lands now or late of Mary S. Fetterman North eighty-three degrees, four minutes, thirty seconds East, two hundred twenty-three and fifty-eight one-hundredths feet to a point in the bed of said road; thence by the same North thirty-nine degrees, thirty-five minutes, thirty-five seconds East, thirty-two and thirty-two one-hundredths feet to a point in the bed of said road, a corner of lands now or late of Larry Fulmer; thence by the same passing through a pin on line at nineteen and nineteen one-hundredths feet South twenty-seven degrees, nine minutes, twenty seconds East, two hundred twenty-two and thirty-five one-hundredths feet to a five eighth inch rebar;

thence still by Fulmer South seventy-eight degrees, forty-three minutes East, one hundred fifty and sixty one-hundredths feet to a five eighth inch rebar, a corner in a line of lands now or late of John S. Wentz; thence by the same and by lands now or late of Wilmer Leshner South eleven degrees, seventeen minutes West, one hundred eighty-eight and ninety-eight one-hundredths feet to a point; thence by Leshner South forty-six degrees, fourteen minutes, thirty seconds West, one hundred eighty and ten one-hundredths feet to a p.k. nail in the bed of Leshner Mill Road; thence by the same North thirty-four degrees, ten minutes, thirty seconds West, four hundred twenty-two and fifty one-hundredths feet to a point in the bed of said road; thence leaving said road North thirty-two degrees, forty-five minutes West, one hundred sixty-one and forty-five one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bryan Hager and Rhona Hagar, by Deed from Larry L. Buck, II, dated 06/29/2006, recorded 07/13/2006 in Book 5607, Page 2708.

Parcel Number: 57-00-02302-00-8.

Location of property: 1861 Leshner Mill Road, Palm, PA 18070-1104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bryan Hager and Rhona Hager** at the suit of Wells Fargo Bank, N.A.
Debt: \$234,574.50

Meredith Wooters, Attorney. I.D. #307207

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.

10-09521

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a map of property of Brandywine Village made by M.R. and J.B. Yerkes Civil Engineers and Surveyors Bryn Mawr, Pennsylvania, dated July 18, 1950 which plan is recorded in the Office for the Recording of Deeds etc. in and for the County of Montgomery aforesaid, in Deed Book 2083, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Walker Lane (50 feet wide) which point is measured the 3 following courses and distances from a point of tangent on the Southeasterly side of Hill View Road (50 feet wide); (1) extending from said point of tangent on a line curving to the right having a radius of 12 feet the arc distance of 18.64 feet to a point of reverse curve on the Southwesterly side of Walker Lane; (2) on a line curving to the left having a radius of 393.85 feet the arc distance of 116.15 feet to a point of tangent; (3) South 18 degrees, 37 minutes East, 71 feet to the point and place of beginning; thence extending from said beginning point along the said side of Walker Lane South 18 degrees, 37 minutes East, 60 feet to a point; thence extending South 71 degrees, 23 minutes West along the center line of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the Southeast 125 feet to a point; thence extending North 18 degrees, 37 minutes West, 60 feet to a point; thence extending North 71 degrees, 23 minutes East, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 94 as shown on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding to the Southeast.

SUBJECT however to the proportionate share of the cost and expense of maintaining said driveway in good order, condition and repair.

BEING the same premises which Donald E. Burgess and Dolores M. Burgess, husband and wife by Deed dated 7/30/1993 and recorded 11/8/1993 in Montgomery County in Deed Book 5060, Page 697 conveyed unto Joseph A. Steele, in fee.

TITLE TO SAID PREMISES IS VESTED IN Socorro Perez-Torres by Deed from Joseph A. Steele dated 4/30/07, recorded 11/20/07 in Deed Book 5672, Page 1837.

Parcel Number: 58-00-20113-00-7.

Location of property: 165 Walker Lane a/k/a 165 Walker Street, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Socorro Perez-Torres** at the suit of Ocwen Loan Servicing, LLC.
Debt: \$197,485.43.

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.

10-09523

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, being Lot No. 39, in a plan of lots laid out upon the Jones Farm, in said Township, and bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of a 33 feet wide street, laid out for public use and called Heebner Street, 280 feet, Northwesterly from the West corner of this and another street laid out for public use, 40 feet wide and called Third Street; thence by Lot No. 37, Southwesterly 195 1/4 feet to a corner, on the Northeasterly side of a 33 feet wide street, or alley, laid out for public use, a county road; thence along the same Northwesterly 40 feet to a corner; thence by Lot 41, Northeasterly 194 3/4 feet to a corner on the said side of said Heebner Street; thence along said side of said street, Southeasterly 40 feet to the place of beginning.

ALSO, ALL THAT CERTAIN lot and strip of land being Lot 41 on the "Jones Farm" in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the Southwesterly side of a 33 feet wide street laid out for public use forever and called Heebner Street, 320 feet Northwesterly from the corner of this and another street laid out for public use forever, 40 feet wide, and called Third Street; thence by Lot No. 39, Southwesterly 194 3/4 feet to a corner on the Northeast side of a 33 feet wide street or alley laid out for public use called a county road; thence along the same Northwesterly 40 feet to a corner; thence by Lot No. 43, Northeasterly 194 feet to a corner on the said side of Heebner Street; thence along the said side thereof Southeasterly 40 feet to the place of beginning.

BEING the same premises which James E. Almo and Eddie Jo Almo, by Deed dated May 7, 1997 and recorded in the Montgomery County Recorder of Deeds Office on January 29, 1998 in Book 5214, Page 1794, granted and conveyed unto Eddie Jo Almo.

Parcel Number: 56-00-06541-00-9.

Location of property: 695 Park Road, P.O. Box 82, West Point, PA 19486.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eddi J. Almo a/k/a Eddi Jo Almo** at the suit of The Huntingdon National Bank, as Trustee for Franklin Mortgage Asset Trust 2009-A. Debt: \$127,880.83.

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.

10-09689

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey or plan by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point on the northwest side of Springview Road (as proposed to be widened to 50 feet) at the distance of 112.58 feet measured North 46 degrees, 35 minutes East from the point of intersection of the said side of Springview Road with the Northeast side of Montgomery Avenue (50 feet wide); thence extending from said point of beginning North 43 degrees, 25 minutes West along line of Lot No. 1 on said plan, 136.83 feet to a point a corner of Lot No. 3 on said plan; thence extending along the same North 33 degrees, 53 minutes East, 105.32 feet to a point in line of lands now or late of W.E. Jones; thence extending along the same and lands now or late of E. Boyer, Jr., South 42 degrees, 26 minutes East, 160 feet to a point on the Northwest side of Springview Road; and thence extending along the same South 46 degrees, 35 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

CONTAINING 15,028 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN William Barbish by Deed from Anthony D. Ciarlo and Shirley M. Ciarlo dated November 29, 2006 and recorded December 11, 2006 in Deed Book 5627, Page 878.

Parcel Number: 33-00-08086-00-8.

Location of property: 2305 Springview Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Barbish** at the suit of HSBC Bank USA, N.A. Debt: \$262,370.41.

Christine L. Graham, 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.

10-10681

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

BEGINNING at a point in the North line of Beech Street at a corner of this and land formerly conveyed to Benjamin R. Lamb, but recently conveyed to Gerald King; thence by the same and through the middle of a partition wall dividing the two brick dwellings, Northwardly 130 feet, more or less to the middle of a 12 feet wide alley; thence by said alley Eastwardly 15 feet, more or less, to the middle of a 12 feet wide alley running North and South; thence by the middle of said alley Southwardly 130 feet, more or less, to the North line of Beech Street aforesaid; thence by the same Westwardly 15 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard F. Saraceni, Sr., by Deed from Irma Saraceni, by her Attorney-in-Fact and Eleanor M. Bergeman, by Power of Attorney dated July 12, 1990 and about to be recorded, dated 12/01/1998, recorded 03/10/1999 in Book 5262, Page 2356.

Parcel Number: 16-00-01408-00-7.

Location of property: 257 Beech Street, Pottstown, PA 19464-5556.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard F. Saraceni, Sr.** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$97,127.99.

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.

10-10856

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Hilltop Terrace, Lot Line Change Plan made by Reagis, Wayne, Pennsylvania, dated 11/29/1995 and recorded 3/15/1996 in Plan Book A-56, Page 126, as follows, to wit:

BEGINNING at a point on the Northeasterly side cul-de-sac of Hilltop Terrace (variable width) at a corner of this and new Lot No. 5 as shown on the above mentioned plan; thence extending from said point of beginning and along new Lot No. 5 the (2) following courses and distances, as follows, to wit: thence (1) North 40 degrees, 02 minutes, 30 seconds East, 182.25 feet to a point, a corner; thence (2) North 49 degrees, 57 minutes, 30 seconds West, 240.52 feet to a point, a corner in line of Open Space; thence extending along said Open Space the three following courses and distances, viz: (1) North 73 degrees, 20 minutes, 40 seconds East, 203.40 feet to a point; thence (2) South 49 degrees, 57 minutes, 30 seconds East, 169.27 feet to a point, a corner; thence (3) South 40 degrees, 02 minutes, 30 seconds West, 387.38 feet to a point, a corner on the Northeasterly side cul-de-sac of Hilltop Terrace; thence extending along the same on the arc of a circle curving to the left having a radius of 60.00 feet, the arc distance of 65.76 feet, more or less, to a corner of new Lot No. 5 aforesaid, being the first mentioned point and place of beginning.

BEING known as new Lot No. 6 on the above mentioned plan.

BEING the same premises which Malcolm H. Fox and Charlene Fox, husband and wife by Deed dated 04/16/1996 and recorded 5/3/1996 in Montgomery County in Deed Book 5146, Page 1940 granted and conveyed unto Roman Lioubavine. Parcel Number: 30-00-29741-15-4.

Location of property: 1551 Hilltop Terrace, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Roman Lioubavine** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2004-20 Mortgage Pass-Through Certificates, Series 2004-20. Debt: \$997,901.74.

Salvatore Filippello, Attorney. I.D. #313897

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.

10-16319

ALL THAT CERTAIN brick message or tenement and two lots of land, situate in the Eighth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the West side of Charlotte Street, between Lex and Gay Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Charlotte Street 520 feet East of the Northeast corner of Charlotte and Lex Streets, in the division line of Lot Nos. 15 and 14; thence Northward along said division line 140 feet to the South line of a 20 feet wide alley; thence Eastwardly along said alley 60 feet to a point a corner of Lot No. 17; thence Southward along the division line of Lot No. 17, 140 feet to the North line of said Charlotte Street; thence Westward along said Charlotte Street 60 feet to the place of beginning.

BEING Lot Nos. 15 and 16.

TITLE TO SAID PREMISES IS VESTED IN Lyndon Quinol, by Deed from Troy M. Rohrbach and Lisa M. Amici, n/b/m Lisa M. Rohrbach, h/w, dated 11/17/2004, recorded 12/16/2004 in Book 5536, Page 2450.

Parcel Number: 16-00-04096-00-1.

Location of property: 717 North Charlotte Street, Pottstown, PA 19464-4653.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lyndon Quinol** at the suit of Wells Fargo Bank, N.A. Debt: \$251,536.27.

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.

10-16970

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

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

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

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

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

The improvements thereon are: Residential property.

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

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.

10-23743

ALL THAT CERTAIN property, in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, UPI # 40-00-65688-00-8, being more fully described in Deed dated November 8, 2001, and recorded November 28, 2001, in the land records of the County and State set forth above, in Deed Book 5386, Page 2135.

BEGINNING at a point formed by the intersection of the Southwesterly side of Wiltshire Road with the Northwesterly side of City Avenue; thence along said Wiltshire Road, North 28 degrees, 47 minutes, 28 seconds West, 150 feet to a point; thence South 61 degrees, 12 minutes, 32 seconds West, 95 feet to a point; thence South 29 degrees, 47 minutes, 28 seconds East, 149.90 feet to a point on the said side of City Avenue; thence along the same, North 61 degrees, 16 minutes, 02 seconds East, 95 feet to the point and place of beginning.

TOGETHER with all and singular the buildings, ways, waters, water-courses, driveways, rights, liberties; hereditaments and appurtenances whatsoever thereunto belonging, or in any ways appertaining and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TITLE TO SAID PREMISES IS VESTED IN Eric E. Holte and Carolyn A. Holte, by Deed from G.E. Capital Mortgage Services, Inc., dated 11/08/2001, recorded 11/28/2001 in Book 5386, Page 2135.

Parcel Number: 40-00-65688-00-8.

Location of property: 2 Wiltshire Road, Wynnewood, PA 19096-3635.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric E. Holte and Carolyn A. Holte** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$339,751.78.

Meredith Wooters, Attorney, I.D. #307207

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.

10-26391

ALL THAT CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 as follows, to wit:

BEGINNING at a point in the middle line of Olive Avenue (40 feet wide) as the same extends in a Northeastward and Southwestward direction at the distance of 200.00 feet Northeastward from the middle line of Olive Avenue (40 feet wide) as the same extends in a Northwestward and Southeastward direction.

CONTAINING together in front or breadth on the said middle line of Olive Avenue 60 feet (each lot being 20 feet in front) and extending together of that width in length or depth Southeastward between lines at right angles to the said middle line of Olive Avenue 120 feet.

BEING Lots Nos. 1407, 1408 and 1409 on the said plan which is recorded at Norristown, Pennsylvania in Deed Book 830, Page 600.

BEING the same premises which John A. Venturino, Jr. and Stephanie Decembrino, husband and wife by Deed dated 05/28/2008 and recorded 06/06/2008 in Montgomery County in Deed Book 5695, Page 628 granted and conveyed unto Eddie S. Beauchamp, heirs and assigns.

Parcel Number: 36-00-09478-00-8.

Location of property: 323 Olive Avenue, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Eddie S. Beauchamp** 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: \$295,444.29.

Salvatore Filippello, Attorney, I.D. #313897

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.

10-27424

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision made for "Brooke Road Associates" by William L. Conver, Professional Land Surveyor, Spring City, Pennsylvania, dated 5/17/1989 and last revised 10/2/1989 and recorded in Plan Book A-1, Page 356, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Briarwood Lane (50 feet wide) a corner of this and Lot #2 on the above mentioned plan; thence extending from said point of beginning along Lot #2, South 36 degrees, 43 minutes, 02 seconds West, 284.58 feet to a point a corner of Lot #4 on the above mentioned plan; thence extending along the same the two following courses and distances: (1) North 40 degrees, 58 minutes, 23 seconds West, 130.63 feet to a point; and (2) North 36 degrees, 43 minutes, 02 seconds East, 172.33 feet to a point of curve on the cul-de-sac (of irregular width) at the terminus of Briarwood Lane; thence leaving said cul-de-sac along the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 39.88 feet to a point of reverse curve on the Southerly side of Briarwood Lane; thence extending along the same the two following courses and distances: (1) Eastwardly along the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 51.35 feet to a point of tangent; and (2) South 85 degrees, 29 minutes, 15 seconds East, 63.97 feet to the first mentioned point and place of beginning.

CONTAINING 29,627 square feet of land be the same more or less.

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

TITLE TO SAID PREMISES IS VESTED IN John A. Hagner and Shirley M. Hagner, husband and wife by Deed from Rock A. Paolucci and Barbara A. Paolucci, husband and wife dated 11/5/1999, recorded 11/22/1999 in Deed Book 5297, Page 1213.

Parcel Number: 42-00-00364-20-6.

Location of property: 1514 Briarwood Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John A. Hagner and Shirley M. Hagner** at the suit of Ocwen Loan Servicing, LLC. Debt: \$199,252.87.

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.

10-28603

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 according 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 Easterly side of Carriage Lane, said point of beginning is being at a point a corner of Lot No. 244 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 244, North 86 degrees, 00 minutes, 00 seconds East 97.00 feet to a point in line of open space area as shown on said plan; thence extending along the line of said open space area, South 04 degrees, 00 minutes, 00 seconds East, 24.00 feet to a point; thence continuing along the line of said open space area for a portion of the distance and also extending along the line of Lot No. 246 as shown on said plan for the remaining distance, South 86 degrees, 00 minutes, 00 seconds West 97.00 feet to a point on the Easterly side of Carriage Lane, aforesaid; thence extending along the said Easterly side of Carriage Lane, North 04 degrees, 00 minutes, 00 seconds West, 24.00 feet to a point a corner of Lot No. 244, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 245 on said plan.

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 First Supplementary Declaration thereto, dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2115, and Second Supplementary Declaration thereto, dated 7-24-1997 and recorded in Deed Book 5194, Page 1192, and Third Amendment thereto dated 11-10-1997 and recorded 11-18-1997 in Deed Book 5206, Page 2394, and corrective amendment thereto dated 1-21-1998 and recorded 1-22-1989 in Deed Book 5214, Page 336.

ALSO UNDER AND SUBJECT, however, to a Supplemental Declaration of covenants, restrictions, easements, charges and liens of "Waterford Greene-Townhouse Section" dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2124, as revised 9-18-1996 and recorded 9-19-1996 in Deed Book 5161, Page 1693, and First Amendment to Supplemental Declaration thereto dated 7-25-1997 and recorded in Deed Book 5194, Page 1200.

TITLE TO SAID PREMISES IS VESTED IN Edward P. McLaughlin and Johanna E. McLaughlin, h/w by Deed from Heritage-Waterford, L.P., a Pennsylvania Limited Partnership dated 2/20/98, recorded 2/24/98 in Deed Book 5217, Page 182.

Parcel Number: 37-00-00346-50-8.

Location of property: 2406 Carriage Lane, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward P. McLaughlin and Johanna McLaughlin a/k/a Johanna B. McLaughlin** at the suit of Bank of America, N.A. Debt: \$246,321.98.

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.

10-30590

ALL THOSE CERTAIN lots or piece of ground, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania, being Lot No. 8 and part of Lot No. 9 on Plan of Elkins Park by Albright and Mebus, April 1924 and described, as follows:

BEGINNING at a point on the Northwesterly side of Sterling Road (40 feet wide) at the distance of 380 feet Northwesterly from the Northwesterly side of High School Road (50 feet wide); thence Lot No. 7 South 86°, 1', 28" West, 195.21 feet to a point; thence North 31°, 29', 55" East, 108.48 feet to a point; thence by Lot No. 9 South 78°, 19', 15" East, 144.41 feet to a point in the aforesaid side of Sterling Road; thence along the same Southwardly by a line curving to the left with a radius of 183 feet for the distance of 50 feet to the point or place of beginning.

BEING Lot No. 8.

ALSO BEGINNING at a point in the Westerly side of Sterling Road (40 feet wide) at the distance of 430 feet Northwesterly from the Northwesterly side of High School Road (50 feet wide); thence Lot No. 8 North 78°, 19', 15" West, 70.03 feet to a point; thence North 89°, 19', 45" East, 72.36 feet to a point in the aforesaid side of Sterling Road; thence along the same Southeastwardly by a line curving to the left with a radius of 183 feet for the distance of 15.50 feet to the place of beginning.

BEING part of Lot No. 9.

Parcel Number: 31-00-25201-00-4.

Location of property: 414 South Sterling Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael H. Marks and Suzanne Marks** 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: \$369,045.03.

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.

10-30818

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

SEE Addendum "A" appended hereto and incorporated herein by reference as if set forth at length herein (Metes and Bounds Description).

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

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Marc S. Weisberg, 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.

10-37056

ALL THAT CERTAIN lot or piece of land, (being No. 37) with the buildings and improvements thereon erected, situate at Bryn Mawr, in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof made by Milton R. Yerkes, Civil Engineer under date of June 28, 1919 which plan is recorded in the Office for Recording of Deeds etc., in and for the County of Montgomery in Deed Book 736, Page 600 etc., as follows, to wit:

BEGINNING at a point in the middle of Markee Terrace at the distance of 144.83 feet Southeastwardly from the point where the middle of Markee Terrace meets the middle of Roberts Road, which latter point is distant 325.06 feet measured North 48 degrees, 16 minutes East along the middle of Roberts Road from the point of intersection of the middle of Roberts Road with the middle of Lancaster Avenue; thence along the middle of said Markee Terrace South 52 degrees, 30 minutes East, 16 feet to a point in line of Lot No. 38 on said plan; thence along Lot No. 38 passing through the middle of the party wall separating the house on these premises from the house adjoining on the Southeast North 37 degrees, 30 minutes East, 64.58 feet to a point in line of land of the Pennsylvania Railroad Company; thence by said Railroad Company's land North 57 degrees, 35 minutes West, 16.6 feet to a point in line of Lot No. 36; thence by said Lot No. 36 passing through the middle of the party wall separating the house on these premises from the house adjoining on the Northwest South 37 degrees, 30 minutes West, 63.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary M. Bibault and Denise Welsh, by Deed from Mary C. McDonald, a/k/a Mary M. Bibault, dated 09/24/2002, recorded 01/16/2003 in Book 5442, Page 1833.

Mary M. Bibault was a co-record owner of the mortgaged premises as a joint tenant with right of survivorship. By virtue of Mary M. Bibault's death on or about 08/31/2008, her ownership interest was automatically vested in the surviving joint tenant(s).

Parcel Number: 40-00-35320-00-1.

Location of property: 1053 Markee Terrace, Bryn Mawr, PA 19010-3003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary M. Bibault (Deceased) and Denise Welsh** at the suit of Citimortgage, Inc. Debt: \$188,262.08.

Allison F. Zuckerman, 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.

10-37542

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated April 21, 1975, made by Serdy, Bursich and Huth, Inc., as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rivendell Lane (50 feet wide) which point of beginning is measured the following two courses and distances from a point of curve on the Northeasterly side of Shire Drive (50 feet wide): (1) On the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 73.23 feet to a point of tangent; (2) North 53 degrees, 51 minutes, 55 seconds East, 145.12 feet to the beginning point, being a point in line of Lot #35; thence continuing along the said side of Rivendell Lane the following two courses and distances: (1) North 53 degrees, 51 minutes, 55 seconds East, 2.02 feet to a point of curve; (2) On the arc of a circle curving to the left having a radius of 425 feet the arc distance of 49.94 feet to a point of reverse curve on Oakdale Drive; thence on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 45.58 feet to a point of tangent on Oakdale Drive; thence along Oakdale Drive South 80 degrees, 38 minutes, 17 seconds East, 21.08 feet to a point in line of Lot 37; thence along line of Lot 37 South 05 degrees, 05 minutes, 28 seconds East, 160.07 feet, to a point in line of Lot #45; thence along line of Lot #45 the following two courses and distances: (1) North 80 degrees, 38 minutes, 17 seconds West, 12.42 feet to an angle; (2) South 53 degrees, 51 minutes, 55 seconds West, 27.89 feet to a point in line of Lot #35; thence extending along line of Lot #35 North 32 degrees, 04 minutes, 31 seconds West, 155.39 feet to the first mentioned point and place of beginning.

CONTAINING 12,459 square feet and being Lot #36 on the revised subdivision plan for Woodgate I as recorded in Montgomery County Plan Book A-24, Page 93.

TITLE TO SAID PREMISES IS VESTED IN Daniel L. Decker a/k/a Daniel L. Decker, Sr. and Johanna L. Decker, husband and wife, by Deed from dated July 16, 1980 and recorded July 21, 1981 in Deed Book 4545, Page 343.

Parcel Number: 42-00-03230-29-2.

Location of property: 740 Rivendell Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel L. Decker a/k/a Daniel L. Decker, Sr. and Johanna L. Decker** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$257,685.87.

Marc S. Weisberg, 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.

11-01388

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to an Overall Plan of Subdivision "The Arbors", prepared by Schlosser and Clauss, Consulting Engineers, Inc., dated 11/8/2002 and revised 8/5/2003 and recorded in Plan Book A-61, Pages 392, 393 and 394, as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of Arbor Circle, said point being a corner of Lot No. 19 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 19 North 40 degrees, 75 minutes, 11 seconds East, 165.12 feet to a point; thence extending South 24 degrees, 56 minutes, 33 seconds East, 76.85 feet to a point, a corner of Lot No. 21 as shown on said plan; thence extending along same, South 57 degrees, 27 minutes, 10 seconds West, 145.42 feet to a point of curve on the Northeastly side of Arbor Circle aforesaid; thence extending along same, on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 27.46 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot No. 20 as shown on said plan.

CONTAINING 7,739 square feet, more or less.

BEING part of the same premises which Richard J. Fox and Robert A. Fox by Deed dated 9/24/2003 and recorded 9/26/2003 in Montgomery County in Deed Book 5474, Page 2409 conveyed unto Arbors Residential, L.P., in fee. Parcel Number: 35-00-00074-24-2.

Location of property: 63 Arbor Circle, Colmar, PA 18915.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Young Hee Park and Han Ok Chae** at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$275,367.50.

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.

11-02061

ALL THAT CERTAIN unit, designated as Unit No. 123, 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 1/4/1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on 1/12/1984, and Plans and Plans for Condominium bearing date 1/4/1984 and recorded as Exhibit C of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766, and Amendment thereto in Deed Book 4971, Page 347 and Deed Book 5371, Page 1221.

TOGETHER with all right, title and interest, being a .33% 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.

TITLE TO SAID PREMISES IS VESTED IN John M. Kandrick, by Deed from Kimberley Dawn Sampsell, n/k/a Kimberley D. Wolef, dated 10/30/2006, recorded 11/09/2006 in Book 5623, Page 1458.

Parcel Number: 61-00-01659-22-4.

Location of property: 123 Meadowview Lane Condominium 123, Mont Clare, PA 19453-5123.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Jon M. Kandrick** at the suit of U.S. Bank National Association, as Trustee for Sasco Mortgage Pass-Through Certificates, Series 2007-BC3. Debt: \$121,353.12

Meredith Wooters, Attorney. I.D. #307207

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.

11-05840

ALL THAT CERTAIN parcel of land, situate in **Telford Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated, as follows:

ACCORDING with a plan of Telford-Off-The-Pike made by Herbert H. Metz, Inc., Registered Surveyors, Lansdale, Pennsylvania dated April 7, 1959 and revised May 29, 1959, as follows, to wit:

BEGINNING at a point on the Northeast side of Indian Valley Drive (50 feet wide) at the distance of 115 feet measured South 46 degrees, 26 minutes East along said side of Indian Valley Drive from the intersection with the Southeast side of Lenape Lane (50 feet wide) both lines produced; thence along the Northeast side of Indian Valley Drive South 46 degrees, 28 minutes East, 76 feet to a corner of Lot 57; thence along Lot No. 57 North 43 degrees, 32 minutes East crossing a 15 feet wide sewer easement 145.14 feet to a point on the Northeast side of said sewer easement; thence along the same North 47 degrees, 09 minutes West, 53.28 feet to a point a corner of Lot 60; thence along Lot 60 recrossing said sewer easement, South 69 degrees, 32 minutes, 42 seconds West, 49.53 feet to a corner of Lot 59; thence along Lot 59 South 43 degrees, 32 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING the same property as conveyed from Daniel G. Long and Lisa A. Long, formerly Lisa A. Houser, his wife to Daniel G. Long and Lisa A. Long, his wife, as Tenants by the Entireties, as described in Book 4799, Page 435, recorded 05/13/1986 in Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED IN Daniel G. Long and Lisa A. Long, his wife by Deed from Daniel G. Long and Lisa A. Long, formerly Lisa A. Houser, his wife dated 02/09/1986, recorded 05/13/1986 in Deed Book 4799, Page 435.

Parcel Number: 22-02-01006-00-5.

Location of property: 15 Indian Valley Lane, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel G. Long and Lisa A. Long** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2004-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2004-B Under the Pooling and Servicing Agreement dated September 1, 2. Debt: \$249,738.14.

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.

11-12737

ALL THAT CERTAIN tract or piece of land, situate in **Lower Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan as prepared by Francis W. Wack, R.S., Schwenksville, Pennsylvania, dated November 28, 1953, as follows, to wit:

BEGINNING at an iron pin in the center line of proposed public record (35 feet wide) leading from School Road to Sumneytown Pike, said point of beginning being also a corner of other lands of the Grantors about to be conveyed to Abram W. Bergy and Anna H. Bergy; thence along the same, North 43 degrees, 35 minutes West, 242.63 feet to an iron pin in line of land of Harvey C. Aldefer; thence along the same, North 46 degrees, 25 minutes East, 125 feet to an iron pin in line of other lands of Grantors of which this was a part; thence along the same, South 43 degrees, 35 minutes East, 242.65 feet to an iron pin in the center line of the aforesaid proposed road; thence along the same, South 46 degrees, 25 minutes West, 125 feet to the point and place of beginning.

BEING the same premises which Christopher M. Farina and Andrea J. Farina, husband and wife, by Indenture dated October 4, 2005, and recorded on October 25, 2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5576, Page 02172 etc., granted and conveyed unto Ruth Gerken, in fee.

ALSO being the same premises which Ruth Gerken by Deed dated April 19, 2007, and recorded on April 26, 2007 in Montgomery County Deed Book 5644, Page 2399, et seq., granted and conveyed unto Robert Lamont and Dawn Lamont, husband and wife.

Parcel Number: 50-00-02854-00-3.

Location of property: 361 Moyer Road, Harleysville, Lower Salford Township, Montgomery County, PA.

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

Seized and taken in execution as the property of **Robert Lamont and Dawn Lamont** at the suit of First Niagara Bank, N.A., et al. Debt: \$273,749.13.

Jeffrey G. Trauger, 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.

11-13076

ALL THAT CERTAIN unit located in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Unit No. 621 in the Stony Creek Condominium, as shown on a plan recorded with the Declaration recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for Stony Creek Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 4819, Page 1495, and any all Amendments thereto, as the same may change from time to time.

BEING the same premises which Leah Tolliver, by Deed dated 07-30-10 and recorded 09-03-10 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5778, Page 1829, granted and conveyed unto Doe Slanger.

Parcel Number: 33-00-08577-28-2.

Location of property: 621 Stony Way, Condominium 621, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Doe Slanger** at the suit of Cardinal Financial Company, L.P., as Successor in Interest and Assignee of Wells Fargo Bank, N.A. Debt: \$163,123.56.

James J. Musial, Attorney. I.D. #71100

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.

11-13837

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Engineer, Abington, Pennsylvania, on 12/13/1956 described, as follows, to wit:

SITUATE on the Northwest side of Arline Avenue (50 feet wide) at the distance of 400.00 feet from the Northeast side of Pershing Avenue (50 feet wide).

CONTAINING in front or breadth on the said Arline Avenue 37.50 feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Arline Avenue, 110.00 feet. The Northeast line thereof partly through the party wall between this premises and the premises adjoining to the Northeast.

BEING Lot No. 214-A Arline Avenue and also being Lot No. 41 and partly of Lot No. 43, Block "L" on Plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN Darren Keith and Denise Keith by Deed from Patsy Winder, dated June 30, 2000 and recorded July 25, 2000 in Deed Book 5324, Page 1396.

Parcel Number: 30-00-01900-00-5.

Location of property: 1434 Arline Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darren Keith and Denise Keith** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc. Asset-Backed Pass-Through Certificates, 2004-W1. Debt: \$179,518.59.

Marc S. Weisberg, 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.

11-19365

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision, prepared for DeLuca Enterprises, Inc., (Mallard Pond), made by Urwiler and Walter, Inc., Sumnertown, Pennsylvania, dated 05/30/1986 and last revised 11/17/1986 and recorded in Plan Book A-48, Page 255, described, as follows:

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

CONTAINING in area 25,000 square feet.

BEING known as Lot No. 17 on said plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yi Woong Kim and Bu Soon Kim** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$312,406.71.

Meredith Wooters, Attorney. I.D. #307207

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.

11-24281

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Final Plan of Winding Creek III, prepared by Systems Design Engineering, Inc., Consulting Engineers-Surveyors, dated December 19, 1988, with revisions through August 31, 1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 418, with later revisions through February 1, 1990, as follows, to wit:

BEGINNING at a point on the Northeastly side of East Buchert Road (60.00 feet wide), a corner of this and Lot No. 91, as shown on said plan, which point is measured the three following courses and distances from a point of curve on the Northwestly side of Star Drive (50.00 feet wide): (1) leaving Star Drive on the arc of a curve, curving to the right in a Southwestwardly to Northwestwardly direction, having a radius of 20.00 feet, the arc distance of 32.11 feet to a point of compound curve, marked by a monument, on the Northeastly side of East Buchert Road; (2) along said side of East Buchert Road, on the arc of a curve, curving to the right in a Northwestwardly direction, having a radius 249.90 feet,

the arc distance of 122.15 feet to a point of tangent, marked by a monument; and (3) continuing along said side of East Buchert Road North 52 degrees, 57 minutes, 30 seconds West, 123.79 feet to the point of beginning; thence extending from said point of beginning, continuing along said side of East Buchert Road North 52 degrees, 57 minutes, 30 seconds West, 167.89 feet to a point a corner of Lot No. 93, as shown on said plan; thence extending North 37 degrees, 02 minutes, 30 seconds East along line of Lot No. 93, 192.51 feet to a point a corner in line of Lot No. 88, as shown on said plan; thence extending South 52 degrees, 57 minutes, 30 seconds East along line of Lot No. 88, 94.83 feet to a point a corner of Lot No. 89, as shown on said plan; thence extending South 14 degrees, 36 minutes, 10 seconds East along line of Lot No. 89, 11.38 feet to a point a corner of Lot No. 90 as shown on said plan; thence extending South 08 degrees, 38 minutes, 30 seconds West along line of Lot No. 90, 134.65 feet to a point a corner of Lot No. 91, aforesaid; thence extending along line of Lot No. 91, 67.00 feet to a point a corner on the Northeasterly side of East Buchert Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Neil W. Mansur and Kimberly A. Mansur, husband and wife from Gambone Brothers Development Company, a Pennsylvania Corporation by Deed dated 02/04/1992 and recorded 02/11/1992 in Book 4999, Page 24.

Parcel Number: 32-00-00797-28-7.

Location of property: 207 East Buchert Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Neil W. Mansur and Kimberly A. Mansur** at the suit of Wells Fargo Bank, N.A., et al. Debt: \$409,314.07.

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.

11-26088

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Northeasterly side of Boyer Road at the distance of 397.19 feet Southeastwardly from the Easterly radius corner of said Boyer Road and Ashbourne Road, **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Boyer Road 36 feet (including on the Southeasterly side thereof 1/2 of the soil of a certain 8 feet wide driveway intended for the joint use of the above described premises and premises adjoining to the Southeast) and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Boyer Road 125 feet.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned certain driveway as and for a passageway and driveway at all times hereafter forever, in common with the owners, tenants and occupiers of the premises adjoining to the Southeast and having the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Harry E. Fisher Jr. and Jennifer A. Fisher by Deed from Estate of Anna Marie Benish dated 10/6/2006 and recorded 12/6/2006 in the County of Montgomery in Deed Book 5626, Page 2473.

Parcel Number: 31-00-02980-00-4.

Location of property: 621 Boyer Road, Cheltenham, PA 19012.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Harry E. Fisher, Jr. and Jennifer A. Fisher** at the suit of Police and Fire Federal Credit Union. Debt: \$211,539.06.

Mitchell B. Klein, Attorney. I.D. #51267

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.

11-28799

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, being further known as Lot No. 19 as shown on Plan of "Hillcrest Village" said plan being recorded in the Recorder's Office of Montgomery County at Norristown, Pennsylvania, in Deed Book Volume 1444, Page 601, more particularly bounded and described, as follows:

BEGINNING at a point in the Easterly line of Hawthorne Avenue distance one hundred forty-three and forty-three one-hundredths feet, Northeasterly from the Northeast corner of Hawthorne Avenue and South Hills Boulevard and at a corner of Lot 171; thence along the Easterly line of Hawthorne Avenue North forty-six degrees, fifty-eight minutes East, thirty-five and twenty-seven one-hundredths feet to a corner of Lot 811; thence along said lot South forty-three degrees, two minutes East, eighty-four and eighty-six one-hundredths feet to a line of Lot No. 181; thence along line of Lots Nos. 18 and 16 South forty-five degrees, forty minutes, twenty seconds West, thirty-five and twenty-seven one-hundredths feet to a corner of Lot No. 171; thence along said lot North forty-three degrees, two minutes West, eighty-five and ninety-one hundredths feet to the place of beginning, and passing in said last course through the middle of the brick partition wall adjoining dwelling houses on this and the lot adjoining.

TITLE TO SAID PREMISES IS VESTED IN Steven Nagy, by Deed from Eric Sandoe, dated 08/11/2006, recorded 08/22/2006 in Book 5613, Page 1343.

Parcel Number: 16-00-13504-00-7.

Location of property: 666 Hawthorne Avenue, Pottstown, PA 19464-4306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven Nagy** at the suit of Wells Fargo Bank, N.A. Debt: \$118,943.02.

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.

11-28800

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 31 on a Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on 6/3/1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Marshall Street (50 feet wide) at the distance of 669.73 feet Southeastwardly from the point of tangent of the radius round corner of Marshall Street and Whitehall Road, as laid out on said plan a corner of Lot No. 12 on said plan; thence along Lot No. 32 North 41 degrees, 34 minutes East, 110 feet to a point in line of Lot No. 26 on said plan; thence along Lot No. 26 South 48 degrees, 26 minutes East, 55 feet to a point a corner of Lot No. 30 on said plan; thence along Lot No. 30 South 41 degrees, 34 minutes West, 110 feet to a point on the Northeasterly side of Marshall Street aforesaid; thence along said side of Marshall Street North 48 degrees, 26 minutes West, 55 feet to the place of beginning.

BEING known as Lot 31.

TITLE TO SAID PREMISES IS VESTED IN Diane E. Smith, by Deed from Everwell Development Group, LLC, dated 09/23/2002, recorded 10/21/2002 in Book 5430, Page 1341.

Mortgagor Diane E. Smith a/k/a Diane Estelle Lintel Smith died on 02/22/2011 and, upon information and belief, her surviving heir(s) are Phillip Mullin, Shawn Mullin, Ricky Deantonio, and Leanne Mullin.

Parcel Number: 63-00-04924-00-8.

Location of property: 1709 West Marshall Street, Jeffersonville, PA 19403-3209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shawn Mullin, in his Capacity as Heir of Diane E. Smith a/k/a Diane Estelle Lintel Smith, Deceased, Phillip Mullin, in his Capacity as Heir of Diane E. Smith a/k/a Diane Estelle Lintel Smith, Deceased, Ricky Deantonio, in his Capacity as Heir of Diane E. Smith a/k/a Diane Estelle Lintel Smith, Deceased, Leanne Mullin, in her Capacity as Heir of Diane E. Smith a/k/a Diane Estelle Lintel Smith, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Diane E. Smith a/k/a Diane Estelle Lintel Smith, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$153,168.54.

Meredith Wooters, Attorney. I.D. #307207

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.

11-29426
PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County Pennsylvania and described according to a certain plan thereof known as plan subdivision made for Arthur J. Schwartz, Inc. by Boucher and James, Inc., Engineer, said plan being recorded in the Office of Recorder of Deeds for Montgomery County, Norristown, Pennsylvania on April 2, 1964 in Plan Book B-9, as follows, to wit:

BEGINNING at a point on the Southerly side of a cul-de-sac (irregular width) at the end of Hawthorne Lane said point being the four following courses and distances from a point of reverse curve on the Northeasterly side of Church Road (50 feet wide): (1) leaving Church Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.98 feet to a point of tangent on the Southeasterly side of Hawthorne Lane (50 feet wide); (2) Northeastwardly along the Southwesterly side of Hawthorne Lane 244.01 feet to a point of curve on the same; (3) Northeastwardly and Eastwardly partly along the Southeasterly and Southerly sides of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 24.38 feet to a point of reverse curve on the same; and (4) Eastwardly and Northeastwardly partly along the Southerly and Southeasterly sides of the aforesaid cul-de-sac on the arc of a circle to the left having a radius of 50.00 feet the arc distance of 69.18 feet to the point of beginning; thence extending from said point of beginning Northeastwardly and Northwestwardly partly along the Southeasterly and Northeastwardly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 50.00 feet to a point on the Northeasterly side of same; thence extending North 42 degrees, 49 minutes East, 97.00 feet to a point; thence extending South 51 degrees, 58 minutes East, 219.31 feet to a point; thence extending South 50 degrees, 07 minutes, 15 seconds West, 27.41 feet to a point; thence extending North 79 degrees, 53 minutes, 15 seconds West, 205.59 feet to the first mentioned point and place of beginning.

BEING Lot Number 7 as shown on the above mentioned plan.

PREMISES "B"

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania. BEGINNING at a point on the line dividing Lots No. 6 and No 7 on a plan of Arthur J. Schwartz, Inc. plan, said point being at the distance of 40.00 feet measured along the said dividing line South 79 degrees, 53 minutes, 15 seconds East from a point on the Southeasterly side of a cul-de-sac at the Northeasterly end of Hawthorne Lane, said point being a front corner of Lots No. 6 and No. 7 said point being at the arc distance of 69.18 feet measured along the said side of cul-de-sac by a line extending in an Easterly and Northeasterly direction and curving to the left with a radius of 50.00 feet from a point of reverse curve, said point of reverse curve being at the arc distance of 24.38 feet measured along the said side of the cul-de-sac by a line extending in a Northeast and Easterly direction and curving to the right with a radius of 30.00 feet from a point of curve on the Southeasterly side of Hawthorne Lane (50 feet wide) said point of curve being at the distance of 244.01 feet measured along the said side of Hawthorne Lane, North 42 degrees, 49 minutes East from a point of tangent of a radius corner, said point of tangent being at the arc distance of 31.98 feet measured by a line extending in a Northwest, North and Northeasterly direction and curving to the right with a radius of 20 feet from a point of reverse curve of a radius corner on the Northeasterly side of Church Road (60 feet wide); thence from the place of beginning and along the line dividing Lots No. 6 and No. 7 South 79 degrees, 53 minutes, 15 seconds East, 165.59 feet to a point; thence partly along the rear line of Lot No. 6 South 59 degrees, 07 minutes, 15 seconds West, 85.40 feet to a point; thence though Lot No. 6 as shown on a subdivision plan made for Bernard and Beverly Miller approved by the Board of Township Commissioners of the Township of Cheltenham on December 19, 1967 and recorded in the Office for the Recording of Deeds, etc., at Norristown, Pennsylvania in Plan Book A-II, Page No. 31 on January 22, 1968 the following two courses and distances: (1) North 39 degrees, 52 minutes, 45 seconds West, 81.47 feet to an angle point; thence (2) North 64 degrees, 47 minutes, 15 seconds West, 50.00 feet to a point and place of beginning.

Parcel Number: 31-00-13828-00-1.

Location of property: 8125 Hawthorne Lane, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Keith Crowder** at the suit of SB1 Federal Credit Union. Debt: \$87,227.14.

Robert J. Wilson, 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.

11-30396

ALL THOSE FOUR CERTAIN lots or pieces of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lots #347-348-349 and 350 on a certain plan of lots called "Beechwood", surveyed for Wood Harmon Real Estate Trustee by Milton R. Yerkes, C. E. Bryn Mawr, Pennsylvania on the 20th day of April, 1907, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 564, Page 500 and being bounded and described in accordance with said plat, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Beechwood Road (fifty feet wide) at the distance of three hundred and twenty-two hundredths feet measured Southwestwardly along said side of Beechwood Road from its intersection with the Southwesterly side of Haverford Road (fifty feet wide); thence extending along Lot #346 South forty degrees, fifty-nine minutes East, one hundred fifty feet to a point; thence extending along Lots #419, 418, 417 and 416 South forty-nine degrees, one minute West, one hundred feet to a point; thence extending along Lot #351 North forty degrees, fifty-nine minutes West, one hundred fifty feet to a point on the Southeasterly side of Beechwood Road, aforesaid; thence extending along the said side of Beechwood Road North forty-nine degrees, one minute East, one hundred feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gloria M. Rioux by Deed from Francis M. Rioux and Gloria M. Rioux dated September 7, 1967 and recorded September 7, 1986 in Deed Book 3483, Page 760.

Parcel Number: 40-00-05012-00-6.

Location of property: 901 Beechwood Road, Havertown, PA 19083.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gloria M. Rioux and Francis M. Rioux** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$142,810.64.

Marc S. Weisberg, 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.

11-30400

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania bounded and described according to two certain plans one thereof known as "Norriton Woods" made by Donald H. Schurr Civil Engineer and Surveyor dated December 28, 1964 and revised June 23, 1966 said plan being recorded in the Office for Recorder of Deeds etc. for Montgomery County in Norristown, Pennsylvania in Plan Book A-9, Page 76 and the other thereof a lot plan of the Seltzer Organization Woodstream Crossing made by Yerkes Associates, Inc., Engineers and Surveyors, Bryn Mawr, Pennsylvania dated May 30, 1974, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Woodland Avenue (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Taft Road (50 feet wide): (1) leaving Taft 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 point of tangent on the Southwesterly side of Woodland Avenue and (2) North 26 degrees, 46 minutes West along the Southwesterly side of Woodland Avenue 90.00 feet to the point of beginning; thence extending from said point of beginning South 63 degrees, 14 minutes West along lot as shown on the second above mentioned plan and also crossing a certain drainage easement as shown on the second above mentioned plan 220.0 feet to a point on the Southwesterly side of said drainage easement; thence extending along same North 26 degrees, 46 minutes West, 98.82 feet to a point a corner of Lot 331 as shown on the second above mentioned road plan; thence extending along same North 56 degrees, 44 minutes East and recrossing the aforementioned drainage easement 217.70 feet to a point on the Southwesterly side of Woodland Avenue; thence extending along same the two following courses and distances: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 575 feet the arc distance of 65.23 feet to a point of tangent; and (2) South 26 degrees, 46 minutes East, 58.37 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Benito Cardella and Ermina Cardella, his wife, by Deed from Pennsylvania Corporation of Florida, recorded 01/02/1976 in Deed Book 4079, Page 375, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Benito Cardella and Ermina Cardella (his wife) by Deed from Pennsylvania Corporation of Florida (Florida Corporation) dated 12/31/1975, recorded 01/02/1976 in Deed Book 4079, Page 375.

Parcel Number: 33-00-10792-00-2.

Location of property: 903 Woodland Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Benito Cardella and Ermina Cardella** 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-SD1, Asset-Backed Pass-Through Certificates. Debt: \$265,525.61.

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.

11-30936

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 Pleasant View Acres as laid out for David G. Welsh by Ralph E. Shaner & Son Engineering Company as of June, 1960, and revised last as of January 3, 1968, and more fully described, as follows, to wit:

BEGINNING at the Southeasterly corner of a given ten feet wide drainage easement, said point being on the Northerly property line of Welsh Drive (50 feet wide) and distant along the same from a point of deflection, South 89 degrees, 14.39 minutes East, 563.47 feet; thence from said point of beginning containing along the Easterly side of said ten foot wide drainage easement, North 0 degrees, 45.61 minutes East, 200.00 feet to a corner; thence South 89 degrees, 14.39 minutes East, 100.00 feet to a corner of Lot No. 29; thence along the Westerly side of the same South 0 degrees, 45.61 minutes West, 200.00 feet to a corner on the Northerly side aforesaid Welsh Drive; thence along the same North 89 degrees, 14.39 minutes West, 100.00 feet to a corner and place of beginning.

BEING all of Lot No. 28 of a Plan of Lots known as Pleasant View Acres.

TITLE TO SAID PREMISES IS VESTED IN Jason E. Garner, as Sole Owner by Deed from Mark A. Mingle dated 05/02/2008, recorded 05/09/2008 in Deed Book 5692, Page 00528.

Parcel Number: 42-00-05245-00-5.

Location of property: 2333 Welsh Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason E. Garner** at the suit of PNC Bank, National Association. Debt: \$212,829.31.

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.

11-31311

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof, made by Barton and Martin, Engineers, on the Twenty-Fifth day of October, A.D., 1943, as follows, to wit:

BEGINNING at a pin in the title line in the bed of Church Road (thirty-three feet wide) at a distance of twelve and fifty-one hundredths feet measured South thirty-four degrees, one minute East from the middle line of Accomac Road; thence extending South twenty-nine degrees, twenty-five minutes East, along said title line in the bed of Church Road, two hundred and twenty-three and sixty-six one-hundredths feet to a pin; thence extending South fifty degrees, no minutes West along land of E. Phelps Todd, five hundred and seventy-nine and sixty-three one-hundredths feet to

a marble stone; thence extending North forty-three degrees, fifty-one minutes West, along land of William J. Collins, three hundred and twenty feet to a stone; thence extending North eighteen degrees, thirty-four minutes East, along land of Cheltenham Township (Curtis Arboretum), two hundred and sixty-seven and six one-hundredths feet to a field stone; thence extending North fifty-four degrees, fifty minutes East, still along said land of Cheltenham Township (Curtis Arboretum) four hundred and eighteen and seventy-five one-hundredths feet to a pin in said title line in the bed of Church Road; thence extending South forty-two degrees, fifty-four minutes East, along the said title line in the bed of Church Road, one hundred and eighteen and forty-five one-hundredths feet to a pin; thence extending South thirty-four degrees, one minute West, still along the said title line in the bed of said Church Road, eighty-five and sixty-one one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING six and seventy-two one-thousandths acres of land, be the same more or less.

BEING the same premises which National Trust for Historic Preservation in the United States, by Indenture bearing date the 8th day of December, A.D. 2000 and recorded the 12th day of January, A.D. 2001 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5346, Page 864, granted and conveyed unto Margaret M. Hobe and Charles J. Hobe, as Tenants by the Entireties, in fee.

Parcel Number: 31-00-06856-00-7.

Location of property: 1150 West Church Road, Township of Cheltenham, Wyncote, Montgomery County, PA 19095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles J. Hobe and Margaret M. Hobe** at the suit of VIST Bank. Debt: \$1,513,613.01.

Nolan G. Shenai, 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.

11-32934

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

BEGINNING at a point in the Southwesterly side of Ardsley Avenue at a distance of six hundred sixty feet Southeastwardly from the Southeasterly side of Roberts Avenue (both fifty feet in width) as shown on said recorded plan; thence Southwestwardly on a line at right angles to Ardsley Avenue, one hundred fifty feet to a point; thence Southeastwardly on a line parallel to Ardsley Avenue and extending along the rear line of Lots Number 1 and 2 as shown on said recorded plan, thirty-six feet, three and three-eighths inches to a corner point in line of land now or late Michael Lachot; thence by said Lachot's land, North twenty-three degrees, six minutes, thirty seconds East, twenty-nine feet, six and seven-eighths inches to a corner on said Lachot's land; and thence still by the same, South sixty degrees, forty-one minutes East for a distance of seven feet, six and five-eighths inches to a point; thence Northeastwardly on a line at right angles to Ardsley Avenue; thence Northwestwardly along said side of Ardsley Avenue, forty feet to a point the place of beginning.

TOGETHER with the buildings and improvements thereon erected.

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

TITLE TO SAID PREMISES IS VESTED IN Raymond C. Staley and Cheryl A. Staley, h/w, by Deed from Margaret R. Alicandro, by her Attorney-in-Fact, John J. Alicandro, dated 01/30/1998, recorded 02/25/1998 in Book 5217, Page 363.

Parcel Number: 30-00-01364-00-1.

Location of property: 2424 Ardsley Avenue, Glenside, PA 19038-3702.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond C. Staley and Cheryl A. Staley** at the suit of Wells Fargo Bank, N.A. Debt: \$192,719.74.

Meredith Wooters, Attorney. I.D. #307207

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.

11-32936

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Section I-A of Tower Hill Ridge prepared for Quaker Construction Company by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, Kulpsville, Pennsylvania, dated April 12, 1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-47, Page 134, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Falling Leaf Way (50.00 feet wide) measured the following courses and distances from a point of curve on the Southeasterly side of Twining Road (50.00): (1) On the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent; (2) South 51 degrees, 00 minutes, 00 seconds East the distance of 147.30 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 8.74 feet to a point; thence extending from said point and place of beginning along Lot No. 49, North 39 degrees, 00 minutes, 00 seconds East, 149.37 feet to a point; thence extending South 51 degrees, 00 minutes, 00 seconds East, 80.80 feet to a point, a corner of Lot No. 47; thence extending along said Lot South 40 degrees, 15 minutes, 34 seconds West, 115.05 feet to a point of curve in the

cul-de-sac of Falling Leaf Way; thence extending along said cul-de-sac the two (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distances of 48.38 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 38.20 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jennifer F. Stellato, by Deed from Carol A. Stellato and Jennifer F. Stellato, Tenants in Common, dated 05/29/2007, recorded 08/03/2007 in Book 5658, Page 1331.

Parcel Number: 46-00-00941-14-7.

Location of property: 105 Falling Leaf Way, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer F. Stellato** 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: \$213,132.97.

Meredith Wooters, Attorney. I.D. #307207

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.

11-33464

ALL THAT CERTAIN tract of land with the message, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of survey dated October 18th, 1965 by F. Richard Urwiler, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Easterly side of Main Street (fifty feet wide) said point being also the intersection of the common property line of herein described tract and lands now or late of Milton R. Hillegass with the said side line of Main Street; thence along lands now or late of Milton R. Hillegass North seventy-three degrees, zero minutes East, six hundred twelve and ninety-two one-hundredths feet to the center line of a sixty feet wide right-of-way of the Perkiomen Valley Railroad; thence along the same South forty degrees, eighteen minutes East, one hundred nineteen and fifty-eight one-hundredths feet to a point; thence South seventy-three degrees, zero minutes West, six hundred sixty and seventeen one-hundredths feet to a point, an iron pin set on the side of Main Street (fifty feet wide); thence along said Easterly side North seventeen degrees, zero minutes West, one hundred nine and eighty-three one-hundredths feet to the point and place of beginning.

CONTAINING 1.605 acres of land, more or less.

BEING the same premises which H. Dean Brewster, Jr., married, by Deed dated July 27, 1998 and recorded July 28, 1998 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5234, Page 01642, granted and conveyed unto Jerome G. Shelly, Jr. and Tammy R. Shelly, husband and wife.

Parcel Number: 17-00-00469-00-9.

Location of property: 904 Main Street, Red Hill, PA 18076-1339.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jerome G. Shelly, Jr. and Tammy R. Shelly h/w** at the suit of Wells Fargo Bank, N.A. Debt: \$257,964.22.

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.

11-34503

ALL THAT CERTAIN brick message or tenement and lot of land, being known as No. 1234 Queen Street, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of said Queen Street at four hundred and five feet Eastwardly from the Easterly line of Rohland Street, a corner of this and other land of Herbert Gross; thence by the same Eastwardly twenty-five feet to other land of Herbert A. Gross; thence by the same Southwardly one hundred and forty feet to a twenty feet wide alley; thence by the same Westwardly twenty-five feet to other land of Herbert A. Gross; thence by the same Northwardly one hundred and forty feet to the place of beginning, passing in part of the said course and distance through the middle of the brick division or partition wall of this and House No. 1232 Queen Street.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Krasley, by Deed from Elizabeth R. McNelly, dated 04/30/2007, recorded 05/11/2007 in Book 5646, Page 2357.

Parcel Number: 16-00-23520-00-8.

Location of property: 1234 Queen Street, Pottstown, PA 19464-5832.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher M. Krasley** at the suit of Wells Fargo Bank, N.A. Debt: \$155,553.12.

Meredith Wooters, Attorney. I.D. #307207

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.

11-34774

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 Plan of Subdivision of "Wooded Pond" prepared for Westrum Land Development Corporation by Urwiler & Walter, Inc., dated June 30, 1993 last revised August 3, 1994, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-55, as follows, to wit:

BEGINNING at a point of compound curve on the Northeasterly side of Ridgeview Lane (normally 50.00 feet wide, but at its Northwestern side thereof widening into an irregular with cul-de-sac), and which point of compound curve is at the arc length of 34.70 feet measured on the arc of curve, curving to the right, having a radius of 25.00 feet from a point of reverse curve on the Northwestern side of Wooded Pond Road (50.00 feet wide); thence extending from said point of beginning and along the said Northeasterly side of Ridgeview Lane, aforesaid, the three following courses and distances viz: (1) extending Northwestwardly on the arc of a curve, curving to the right, having a radius of 325.00 feet the arc length of 121.65 feet to a point of compound curve; (2) thence extending Northwestwardly on the arc of a curve, curving to the right, having a radius of 50.00 feet the arc length of 47.92 feet to a point of reverse curve; (3) thence extending Northwestwardly on the arc of a curve, curving to the left having a radius of 60.00 feet the arc length of 36.38 feet to a point, a corner of Lot No. 14, as shown on said plan; thence extending North 57 degrees, 12 minutes, 39 seconds East along Lot No. 14, at the distance of 154.51 feet to a point, a corner of Lot No. 12 as shown on said plan; thence extending South 40 degrees, 09 minutes, 44 seconds East along Lot No. 12 the distance of 155.81 feet to a point on the said Northwestern side of Wooded Pond Road; thence extending Southwardly along the said Northwestern side of Wooded Pond Road on the arc of a curve, curving to the left, having a radius of 250.00 feet the arc length of 103.73 feet to a point of reverse curve on the same; thence leaving the said Northwestern side of Wooded Pond Road on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc length of 34.70 feet to the first mentioned point of compound curve on the said Northeasterly side of Ridgeview Lane and place of beginning.

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

BEING the same premises which Nancy McCuiston, a single person, by Deed dated January 18, 2002 and recorded in the Montgomery County Recorder of Deeds Office on February 20, 2002 in Deed Book 5396, Page 1725, granted and conveyed unto John Mancini and Deborah Mancini.

Parcel Number: 39-00-03750-00-9.

Location of property: 900 Ridgeview Lane, Lower Gwynedd, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John Mancini, Deborah Mancini and United States of America** at the suit of Citizens Bank Pennsylvania. Debt: \$469,816.37.

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.

11-35410

ALL THAT CERTAIN lot or piece of ground, with the stone dwelling thereon erected situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. Walter Ruddach, Surveyor, on the Sixteenth day of February, A.D. 1910, as follows, to wit:

BEGINNING at a point on the Northerly side of Mather Road at the distance of five hundred and twenty-three and four-tenths feet Westwardly from a stone marking a point of curve on said Mather Road, said stone being at the distance of four hundred and thirty-six and six-tenths feet Westwardly from a stone on the Westerly side of Wyncote Road; thence by land now or late of Martha L. Kohler, North twenty degrees, ten minutes, fifty-one and one-half seconds East one hundred and seventy feet to the land of Mrs. T.H. Heist; thence by the same by a curve to the right with a radius of four hundred and forty-four feet, the distance of forty-six and twenty-seven one-hundredths feet to a corner in line of land of John J. Kaufflie; thence by the same, South twenty-six degrees, nine minutes, seven and one-half seconds West , one hundred and seventy feet to the aforesaid side of Mather Road; thence by the same a curve to the left with a radius of six hundred and fourteen feet, the distance of sixty-three and ninety-nine one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Maneely and Elton Celaj, by Deed from Janet S. Murphy, dated 08/15/2005, recorded 08/26/2005 in Book 5568, Page 1148.

Parcel Number: 10-00-02592-00-8.

Location of property: 217 Mather Road, Jenkintown, PA 19046-3133.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elton Celaj a/k/a Elton K. Celaj and Daniel Maneely** at the suit of Wells Fargo Bank, N.A. Debt: \$386,350.86.

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.

11-35497

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision of Property of David A. Silverstein, prepared by Yerkes Associates, Inc., dated October 29, 1976, last revised August 19, 1977, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B- 32, Page 95, as follows, to wit:

BEGINNING at a point on the center line of Centennial Road (50 feet wide) a corner of Lot No. 3 as shown on said plan, which point is at the distance of 149.20 feet measured North 56 degrees, 56 minutes East, along the said center line of Centennial Road from its point of intersection with the center line of Conshohocken Road (of variable width), as shown on said plan; thence extending from said point of beginning North 46 degrees, 59 minutes West, along Lot No. 3 also crossing the Northwesterly side of Centennial Road, as shown on said plan, the distance of 153.90 feet to a point, a corner of Lot No. 1 as shown on said plan; thence extending along Lot No. 1, the two following courses and distances, viz: (1) extending North 56 degrees, 56 minutes East, the distance of 311.14 feet to a point, a corner; and (2) thence extending South 34 degrees, 10 minutes East, also recrossing the said Northwesterly side of Centennial Road, as shown on said plan, the distance of 149.41 feet to a point on the aforesaid center line of same; thence extending South 56 degrees, 56 minutes West, along the said center line of Centennial Road, the distance of 277.00 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Jeffrey K. Rafsky by Deed dated 3/16/89, which was recorded 3/20/89 in the Montgomery County Recorder of Deeds Office at Book 4905, Page 00851 conveyed unto Karen Rafsky, in fee.

Parcel Number: 40-00-09668-00-3.

Location of property: 1110 Centennial Road, Penn Valley, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Karen Rafsky** at the suit of The Bryn Mawr Trust Company. Debt: \$632,596.13.

Phillip D. Berger, 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.

11-35521

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof known as "High Park" made by George B. Mebus Registered Professional Engineer, dated October 11, 1948 revised April 20, 1949, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly of Warminster Road (41.5 feet wide) at the distance of 31.22 feet measured along a line curving to the right having a radius of 20 feet from a point of curve on the Northeastly side of Corinthian Avenue (50 feet wide); thence extending from said beginning point North 42°, 45' East along the said side of Warminster Road 125.21 feet to a point; thence extending south 46°, 40', 40" East along Lot No. 31 on said plan 111.45 feet to a point; thence extending South 43°, 19', 20" West along Lot No. 33 on said plan 145 feet to a point on the Northeastly side of Corinthian Avenue thence; extending North 45°, 40', 40" West along the said side of Corinthian Avenue 90.20 feet to a point of curve in the same; thence extending along a line curving to the right having a radius of 20 feet the arc distance of 31.22 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 on said plan.

BEING the same premises which Clifford C. May, by Deed dated October 31, 2007 and recorded November 5, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5671, Page 00374, Instrument #200713302, granted and conveyed unto Clifford C. May and Cynthia L. May, as Tenants by the Entirety.

Parcel Number: 59-00-03112-00-6.

Location of property: 401 Corinthian Avenue, Hatboro, PA 19040-2327.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Clifford C. May and Cynthia L. May, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$231,434.27.

Ashleigh L. Marin, 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.

12-00478

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lots No. 11 and 12 on plan of lots of Hancock Terrace recorded at Norristown in Deed Book 1074, Page 600 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point at the intersection of the Northwest side of Hamilton Street, with the Southwest side of Lafayette Street; thence along the Northwest side of Hamilton Street South 43 degrees, 29 minutes West, 98.00 feet to a point on the Northeastly side of a twenty foot wide alley; thence along said side of said alley North 46 degrees, 47 minutes West, 50.33 feet to a point a corner of Lot No. 13 on said plan; thence along Lot No. 13 North 43 degrees, 56 minutes East, 98.00 feet to a point on the Southwestly side of Lafayette Street, aforesaid; thence along said side of Lafayette Street South 48 degrees, 47 minutes East, 49.55 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, known as Lot No. 23 Hancock Terrace, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lafayette Street, at the distance of 49.55 feet Northwesterly from the Northwesterly side of Hamilton Street, a corner of this and Lot No. 12; thence by said Lot No. 12, South 43 degrees, 29 minutes West, 98 feet to the Northeasterly side of a twenty foot wide alley; thence along said side of said alley North 46 degrees, 47 minutes West, 20.00 feet to a point a corner of Lot No. 14; thence by the same North 43 degrees, 29 minutes, East, 98.00 feet to a point on the Southwesterly side of Lafayette Street, aforesaid; thence along said side of said Lafayette Street South 46 degrees, 47 minutes East, 20.00 feet to the place of beginning.

BEING the same premises which Donna M. Cantello and Michael A. Cantello, Jr., by Deed dated March 13, 2002, and recorded on March 27, 2002, in Montgomery County Record Book 5404, at Page 104 granted and conveyed to Tanya Stanley.

Parcel Number: 13-00-19700-00-6.

Location of property: 1206 West Lafayette Street, Borough of Norristown, Montgomery County, PA.

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

Seized and taken in execution as the property of **Tanya Stanley** at the suit of Residential Credit Solutions, Inc. Debt: \$162,000.00.

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.

12-01627

ALL THAT CERTAIN lot or piece of ground and detached dwelling and other improvements erected thereon, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with "Pottsgrove Manor Plan of Lots", made by George F. Shaner, Registered Engineer, dated December 24, 1951 and developed by Pottsgrove Manor, Inc., as follows, to wit:

BEGINNING at the Southeasterly corner of Lot Number 69, said point being on the Northerly right-of-way line of West King Street (70.00 feet wide) and being distant along said street from the Northeasterly property line intersection (as projected) of West King Street and Potts Drive (50.00 feet wide) measured South 77 degrees, 35 minutes East, 210.00 feet; thence along the Easterly side of Lot Number 69 North 12 degrees, 25 minutes East, 150.00 feet to a corner in the middle of a ten feet wide utility easement on the Southerly line of Lot Number 108; thence along the Southerly sides of Lot Numbers 108 and 107, South 77 degrees, 35 minutes East, 50.00 feet to the Northwesterly corner of Lot Number 67; thence along the Westerly side of Lot Number 67 and along the middle of a joint driveway easement (10.00 feet wide) South 12 degrees, 25 minutes West 150.00 feet to a corner on the Northerly side of the aforesaid West King Street; thence along said street North 77 degrees, 35 minutes West, 50.00 feet to the first mentioned point and place of beginning.

RESERVING therefrom and thereout unto the owners, tenants and occupiers of the adjoining premises to the East the free and unobstructed use, right, liberty and privilege of entrance and exit of a width of five feet into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway to and from the garage now or hereafter to be erected on each of said premises in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises but not otherwise, each owner to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so such automobiles shall be able to have the use of said passageway planned for a total width of ten feet.

TOGETHER with the free and common use, right, liberty and privilege of entrance and exit of a width of five feet into and from the garage erected or to be erected on the within described premises of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the east at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises but not otherwise, and subject to the payment of one-half of the proper costs, charges and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of said passage way as planned for a total width of ten feet.

TITLE TO SAID PREMISES IS VESTED IN Tim Dunning and Robin Dunning, by Deed from Kevin Fisher and Michelle Fisher, his wife, dated 05/28/2004, recorded 07/01/2004 in Book 5514, Page 1974.

Parcel Number: 16-00-18312-00-5.

Location of property: 365 West King Street, Pottstown, PA 19464-6321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tim Dunning and Robin Dunning** at the suit of Wells Fargo Bank, N.A. Debt: \$130,363.71.

Meredith Wooters, Attorney. I.D. #307207

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.

12-01674

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 "Kistler Tract" made for Heritage Building Group/Heritage Macoby Woods, L.P. by Van Cleef Engineering Associates dated 8/13/2003 and last revised 7/21/2004 and recorded in Plan Book 23, Page 427 bounded and described, as follows, to wit:

BEING Lot No. 11.

TITLE TO SAID PREMISES IS VESTED IN Chang Young Lee, unmarried and Jong Soo Lee, unmarried, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 08/31/2006, recorded 09/12/2006 in Book 5615, Page 2779.

Parcel Number: 57-00-02127-10-2.

Location of property: 1032 Runaway Drive, Pennsburg, PA 18073-1649.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chang Young Lee and Jong Soo Lee** at the suit of Central Mortgage Company, Debt: \$446,922.54.

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.

12-01963

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvement thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a map of property of Anthony Volpi, made by M.R. And J.B. Yerkes Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, July 14, 1953, as follows, to wit:

BEGINNING at a point in the middle of Henderson Road (33 feet wide) proposed to be opened to the width of fifty feet, said point is at the distance of seven hundred six feet and seventy-one hundredths feet measured Southeastwardly along the middle of Henderson Road from its intersection with the middle of DeKalb Pike (fifty feet wide); thence along the middle of Henderson Road, South nineteen degrees, thirty-five minutes East, eighty-five feet and six one-hundredths feet to a point; thence leaving Henderson Road by Lot #49, South seventy degrees, twenty-five minutes West, one hundred forty-four feet and sixty-five one-hundredths feet to a point in line of Lot #23; thence by same North nineteen degrees, thirty-five minutes West, one hundred seven feet and forty-one one-hundredths feet to a point on the Southeast side of Tyler Road (fifty feet wide); thence along the Southeast side of same, North seventy-four degrees, twenty-five minutes East, one hundred five feet and ninety-five one-hundredths feet to a point of radius round corner curving to the right into the West side of Henderson Road (fifty feet wide) with a radius of fifteen feet, the arc distance of twenty-two feet and fifty-one one-hundredths feet, the chord of said curved line has a bearing of South sixty-two degrees, thirty-five minutes East, twenty feet and forty-six one-hundredths feet to a point; thence partly crossing Henderson Road, North seventy degrees, twenty-five minutes East, twenty-five feet to the place of beginning.

BEING the same premises which Jason Yancy and Karin R. Yancy, husband and wife, by Deed dated April 27, 2000 and recorded May 4, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5315, Page 1333, granted and conveyed unto Rosalie Matuliewich.

Parcel Number: 58-00-19174-00-1.

Location of property: 101 Tyler Road, King of Prussia, PA 19406.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Rosalie Matuliewich** at the suit of U.S. Bank National Association, as Trustee Relating to J.P. Morgan Mortgage Acquisition Corporation 2005-FRE1 Asset-Backed Pass-Through Certificates, Series 2005-FRE1, by its Attorney in Fact, Ocwen Loan Servicing, LLC. Debt: \$231,925.63.

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.

12-02220

ALL THAT CERTAIN tract of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Colonial Manor made for Dominic LaRosa, by Charles E. Shoemaker, Inc., dated 5/6/1994 and recorded in Plan Book A-57, Page 355.

BEGINNING at a point on the Northwestern side of Reiniger Road a corner of this and Lot No. 10 as shown on the above mentioned plan; thence extending along Lot No. 10 North 3°, 59', 5" West, 235.72 feet to a point line of lands now or late of Thomas J. and Louise M. Bortnichak; thence extending South 48°, 59', 5" East, 245.53 feet to a point on the Northwestern side of Reiniger Road aforesaid; thence extending along the same the 3 following courses and distances: (1) South 41°, 0', 55" West, 25.69 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 117.81 feet to a point of tangent; (3) South 86°, 00', 55" West, 49.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 11.

BEING the same premises which Byberry Road Associates, Inc., by Deed dated 8/30/1999 and recorded 9/21/1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5288, Page 2104, granted and conveyed unto Thomas D. Shevlin and Diana M. Shevlin, husband and wife.

Parcel Number: 59-00-15209-00-5.

Location of property: 4060 Reiniger Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas D. Shevlin and Diana M. Shevlin** at the suit of Citimortgage, Inc. Debt: \$190,470.74.

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.

12-03425

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Camacci** at the suit of Wells Fargo Bank, N.A. Debt: \$65,641.98.

Meredith Wooters, Attorney. I.D. #307207

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.

12-03586

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate 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, Civil Engineers, Bryn Mawr, Pennsylvania on August 16, 1919, as follows, to wit:

BEGINNING at a stone set at the intersection of the middle lines of Kent Road (50 feet wide) and Mansion Lane (50 feet wide); thence extending Eastwardly along the middle line of said Kent Road on an arc of a circle curving to the left with a radius of 3,186 feet the distance of 130 feet to a point; thence extending South 12 degrees, 26 minutes West along ground now or late of George H. Boles 150.30 feet to a stake; thence extending North 75 degrees, 58 minutes West along the ground now or late of Robert Toland 135.40 feet to a spike set in the middle line of said Mansion Lane; and thence extending North 14 degrees, 30 minutes, 40 seconds East along the middle line of said Mansion Lane 150.71 feet to the first mentioned point and place of beginning.

AND the said Jane Miller is now known as Jane Doszpoly.

UNDER AND SUBJECT to certain building restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Jane A. Doszpoly a/k/a Jane Miller by Deed from Benjamin Miller and Jane Miller now as Jane A. Doszpoly dated May 14, 2001 and recorded June 2, 2001 in Deed Book 5362, Page 1704.

Parcel Number: 40-00-28588-00-1.

Location of property: 306 Kent Road, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jane A. Doszpoly a/k/a Jane Miller** 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-OA6 c/o Bank of America, N.A. Debt: \$720,644.03.

Marc S. Weisberg, 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.

12-03728

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

BEGINNING at a point on the Northeasterly side of Elm Street, at the distance of 113 feet, 7 inches measured Northwestwardly from the Northeast corner of Elm and Kohn Streets, a corner of this house and land now or late of Ellwood Roberts; thence along the said lot and passing through the middle of the partition wall dividing the two houses, at right angles to said Elm Street, Northeastwardly 76 feet to a four foot wide alley; thence along the Southwestly side of said alley Northwestwardly 15 feet, 8 inches to a corner of land now or late of Ellwood Roberts; thence along said land and passing through the middle of the partition wall dividing this and the adjoining house Southwestwardly 76 feet to Elm Street, aforesaid; thence along the Northeasterly side thereof Southeastwardly 15 feet, 8 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Camacci, by Deed from Maximum Properties, LLC, a Pennsylvania Limited Liability Company, dated 12/14/2007, recorded 12/21/2007 in Book 5676, Page 651.

Parcel Number: 13-00-11016-00-5.

Location of property: 719 West Elm Street, Norristown, PA 19401-3725.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Camacci** at the suit of Wells Fargo Bank, N.A. Debt: \$61,859.31.

Andrew J. Marley, Attorney. I.D. #312314

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.

12-004493

ALL THAT CERTAIN message and lot or piece of land with the improvement thereon erected, situate No. 415 North York Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Westerly line of North York Street at a corner of land now or late of Jacob C. Deisinger and distant 72 feet, 4 inches Southerly from the Southwest corner of York and Seventh Streets; thence along said Deisinger's land Westerly and at right angles to York Street, 140 feet to a 20 feet wide alley; thence along said alley Northerly 18 feet, 4 inches to land now or late of Daniel E. Reifsnider; thence along said land Easterly 140 feet to York Street, aforesaid; thence along said street Southerly 18 feet, 4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tammy M. Foulke and Jerel C. Garner, by Deed from Gerald P. Yoder and Elizabeth M. Yoder, h/w, dated 11/30/2005, recorded 12/02/2005 in Book 5561, Page 1617.

Parcel Number: 16-00-33968-00-9.

Location of property: 415 North York Street, Pottstown, PA 19464-5253.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy M. Foulke and Jerel C. Garner** at the suit of Wells Fargo Bank, N.A. Debt: \$89,816.85.

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.

12-004552

ALL THAT CERTAIN lot or tract of land, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, more particularly bounded and described according to a plan or survey thereof made by C. Raymond Weir, Register Surveyor, June 9, 1948, as follows:

BEGINNING at a point making the intersection of the Northeasterly side of Prospect Avenue (to be opened to a width of 50 feet) with the center file of Madison Avenue (50 feet wide); thence extending along the center line of Madison Avenue North 37 degrees, 30 minutes East, 80.25 feet to a point a corner of land of Robert Wiley, et ux.; thence extending along said land South 52 degrees, 30 minutes East, 190 feet a point, a corner of other land of the grantor herein; thence extending along said land South 37 degrees, 30 minutes West, 79.97 feet to the Northeasterly side of Prospect Avenue aforesaid, and; thence along the same by a curved line bearing to the right in a generally Northwesterly direction with a radius of 400 feet the arc distance of 15 feet to a point; thence continuing along the Northeasterly side of Prospect Avenue North 52 degrees, 30 minutes West, 175 feet to the point and place of beginning.

EXCEPTING AND REVERSING all that certain parcel of land in the Township of Upper Dublin, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Bodenstein Commons prepared by Poky J. Stutman and Associates, Professional Engineer of Abington Township, dated 7/15/89 and last revised 06/17/90, and recorded in Plan Book A-52, Page 271, as follows, to wit: North 37 degrees, 30 minutes, 00 seconds East, 40 feet, 2 South, 52 degrees, 30 minutes, 00 seconds East, 25 feet crossing the bed of Madison Avenue to a point of tangency on the South side of Madison Avenue; thence along an arc of radius 15 feet curving to the left in a Southwesterly direction of arc distance 23.56 feet to a point of tangency; thence North 52 degrees, 30 minutes, 00 seconds West, 15 feet to a point; thence North 37 degrees, 30 minutes, 00 seconds East, 15 feet to a point and place of beginning.

BEING referenced as Parcel "C" on said plan, containing an area 011 acres (48 square feet) more or less.

THIS conveyance is made subject to all restrictions, easements, rights-of-way, covenants and conditions contained in the deeds forming the chain of title to this property.

UNDER AND SUBJECT TO and all exceptions, restrictions, covenants, easements, rights-of-way, and agreements as heretofore contained in the prior chain of title.

SOURCE of title is Book 05546, Page 0857 (recorded 03/10/05).

TITLE TO SAID PREMISES IS VESTED IN Rose Marie Hildebrand, an unmarried woman and John M. Hildebrand, her son, an unmarried man, by Deed from Rose Marie Hildebrand, an unmarried woman, dated 09/21/2007, recorded 10/26/2007 in Book 5670, Page 63.

Rose Marie Hildebrand was a co-record owner of the mortgaged premises as a Joint Tenant with the Right of Survivorship. By virtue of Rose Marie Hildebrand's death on or about 09/06/2008, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 54-00-11392-00-2.

Location of property: 401 Madison Avenue, Fort Washington, PA 19034-1509.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John M. Hildebrand** at the suit of Wells Fargo Bank, N.A.
Debt: \$260,627.77.

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.

12-04584

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Lower Salford Township**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and described according to a subdivision plan entitled "Village at Salford Mill" prepared by Urwiler & Walter, Inc. (Summeytown, Pennsylvania 19084) Job No. 97064 dated January 12th, 1998 and last revised on October 20th, 1998 and recorded on October 15th, 1999 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A-58, Page 487, as follows, to wit:

BEING Lot Number 26, Ruth Court, Block 18-C, Unit 26.

TITLE TO SAID PREMISES IS VESTED IN Albert Pessillo, by Deed from James F. Daughenbaugh and Connie Sue Daughenbaugh, dated 08/30/2002, recorded 09/05/2003 in Book 5422, Page 1514.

Parcel Number: 50-00-03834-25-6.

Location of property: 451 Ruth Court, Harleysville, PA 19438-2555.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert Pessillo** at the suit of Wells Fargo Bank, N.A.
Debt: \$217,720.49.

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.

12-04768

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey plat of lands conveyed by Leonard L. Gross to Energy Transformation Corporation made by Ralph E. Shaner and Son, Engineering Company, Pottstown, Pennsylvania dated 9/18/1965, as follows, to wit:

BEGINNING at an iron pin on the Northwest side of Swinehart Road (33 feet wide) at its intersection with the Southwest side of joint 33 feet wide proposed road for Leonard Gross and Energy Transformation Corporation; thence extending from said point of beginning, along said side of Swinehart Road and along the Northwest side of a joint 20 feet wide alley or street, lands of Leonard Gross, South 40 degrees, 30 minutes West, 306 feet to a point in line of lands of Ottover and Minnie Gross; thence extending by the same North 49 degrees, West 246 feet to an iron pin in line of lands of Leonard L. Gross; thence extending by the same North 40 degrees, 30 minutes East, 306 feet to an iron pin in said Southwest side of said proposed 33 feet wide road; thence extending by the same South 49 degrees, East 246 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, liberty and privilege of the above mentioned 33 feet wide proposed road extending along and parallel to the Northeasterly line of the above described premises as and for a roadway and passageway and a means of ingress and egress to and from Swinehart Road at all times hereafter, forever.

ALSO TOGETHER with the free and common use, right, liberty and privilege of the above mentioned joint 20 feet wide alley or street extending along and parallel to the Southeasterly line of the above described premises as and for an alley, roadway and passageway and a means of ingress to and from said Swinehart Road and Gross Road at all times hereafter, forever.

BEING the same premises which Restaurant Equipment Manufacturing Company, Inc., a Pennsylvania Corporation by Deed dated 4/10/2006 and recorded 4/17/2006 in Montgomery County in Book 5597, Page 1034 then granted and conveyed to Kevin O'Donnell and Frances O'Donnell, husband and wife, in fee.

Parcel Number: 32-00-07072-00-6.

Location of property: 1001 Swinehart Road, Boyertown, PA 19512.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **Kevin O'Donnell and Frances O'Donnell** at the suit of Apex Mortgage Corporation, a Subsidiary of Firsttrust Bank. Debt: \$66,966.59.

Chiesa Kristofer, 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.

12-04991

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a map made for Michael Poole by Yerkes Engineering Company, Civil Engineers and Surveyors, dated September 26, 1962 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Plan Book B-8, Page 24, as follows, to wit:

BEGINNING at a point in the center line of Weadley Road (40 feet wide) at its intersection with the center line of Shoemaker Lane (40 feet wide) if extended; thence along the center line of Weadley Road North 64 degrees, 12 minutes East, sixty-eight and forty-nine one-hundredths feet to a corner of land now or late of Joseph Hitner, and wife; thence along the same South 2 degrees, 45 minutes East, two hundred eighty-two and fifty-seven one-hundredths feet to a point a corner of land conveyed to John Michael Poole and Sara Eger, his wife; thence along said land South 88 degrees, 22 minutes West, ninety and one one-hundredths feet to a point; thence North 2 degrees, 45 minute West, two hundred forty-two and fifty-two one-hundredths feet to a point in the center line of Weadley Road; thence along the center line of Weadley Road North 64 degrees, 12 minutes East, twenty nine and thirty-two one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Stephane Buliard**, by Deed from Mark R. Ferguson and Margaret T. Ferguson, h/w, dated 07/17/2007, recorded 08/06/2007 in Book 5658, Page 2593.

Parcel Number: 58-00-20590-00-7.

Location of property: 443 Weadley Road, King of Prussia, PA 19406-3743.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephane Buliard** at the suit of Wells Fargo Bank, N.A. Debt: \$267,526.15.

Meredith Wooters, Attorney. I.D. #307207

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.

12-05095

ALL THAT CERTAIN message or tenement and parcel of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania being known as No. 1142 South Street, bounded and described in accordance with a building location made by Ralph E. Shaner & Son Engineering Company as follows, to wit:

BEGINNING at a corner on the Northerly property line of South Street (50 feet wide) and being at a distance along the same from a point marking the Southwesterly property line intersection of the aforesaid South Street and another public road or street known as South Roland Street (50 feet wide) North 74 degrees, 30: minutes West, 189.01 feet; thence from said point of beginning on a course passing through the middle of a joint party wall of a brick dwelling South 15 degrees, 30 minutes, West, 140 feet to a corner on the Southerly side of a given 20 foot wide alley; thence along the same North 74 degrees, 30 minutes West, 20.99 feet to a corner; thence North 15 degrees, 30 minutes East, 140 feet to a corner on the Southern property line, aforesaid South Street; thence along the same South 74 degrees, 30 minutes East, 20.99 feet to a corner and place of beginning.

BEING the same premises which Cynthia L. Israel, Executrix of the Estate of Caleb A. Moyer, Deceased, by Indenture bearing date the 26th day of February 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 5262, Page 1834 granted and conveyed unto Janet S. Sherkness, in fee.

AND the said Janet S. Sherkness has since intermarried and is now known as Janet E. Shoup.

BEING the same premises which Janet E. Sherkness n/k/a Janet E. Shoup by Deed dated 4/17/03 and recorded 4/26/03 in Montgomery County in Deed Book 5454, Page 1105 granted and conveyed unto Alex Lucena and Juanita Lucena, husband and wife.

Parcel Number: 16-00-26576-00-3.

Location of property: 1142 South Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alex Lucena and Juanita Lucena** at the suit of Midfirst Bank. Debt: \$81,336.02.

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

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.

12-05751

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Glenn E. Garis, "Pear Tree Village, Phase III-B" by Urwiler & Walter, Inc., dated 1/21/1988 and revised on 7/12/1993 and recorded in Plan Book A-54, Pages 369 and 370, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Bosc Court cul-de-sac, said point being a corner of Lot No. 181 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 181 the two (2) following courses and distances, viz: (1) South 13 degrees, 16 minutes, 16 seconds West, 14.04 feet to a point, an angle; thence (2) South 20 degrees, 13 minutes, 32 seconds East, 117.96 feet to a point on the Northwesterly side of Pear Tree Circle (50.00 feet wide); thence extending along Northwesterly side of Pear Tree Circle on the arc of a circle curving to the left, having a radius of 275.00 feet the arc distance of 30.84 feet to a point in line of open space area #2; thence extending along said open space and thru the bed of a 30.00 feet wide storm sewer easement the two (2) following courses and distances, viz: (1) North 38 degrees, 04 minutes, 49 seconds West, 52.77 feet to a point, an angle; and thence (2) North 64 degrees, 45 minutes, 19 seconds West, 53.32 feet to a point a corner of Lot No. 183; thence extending along Lot No. 183 and partly thru said easement North 31 degrees, 39 minutes, 58 seconds East, 99.26 feet to a point on the Southwesterly side of Bosc Court cul-de-sac; thence extending along the Southwesterly side of Bosc Court cul-de-sac on the arc of a circle curving to the left, having a radius of 55.50 feet the arc distance of 17.82 feet to a point a corner of Lot No. 181, being the first mentioned point and place of beginning.

BEING known as Lot No. 182 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Ezazul Hoque and Rumania Ezaz, by Deed from Michael P. Burke and Colette A. Burke, h/w, dated 07/11/2003, recorded 08/13/2003 in Book 5468, Page 2384.

Parcel Number: 34-00-00589-82-6.

Location of property: 164 Bosc Court, Telford, PA 18969-2178.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ezazul Hoque and Rumaina Ezaz** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$164,367.26.

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.

12-07075

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a final plan of property of Gerald Mosley, made by George Reid Nevells, Registered Surveyor, dated January 9th, 1964 and last revised August 21st, 1964, as follows, to wit:

BEGINNING at a point in the center line of Hunsicker Road, as laid out of its original width of 33 feet, at the distance of 534.58 feet Southeastwardly from its intersection with the center line of Creamery Road, L. R. #46038 (33 feet wide), a corner of land conveyed to Enoa P. Delp and Ruth D., his wife; thence along said land, North 40 degrees, 27 minutes East, 358.31 feet to a point in line of land of Stanley Detweiler; thence along said land, South 49 degrees, 29 minutes East, 165.50 feet to an iron pin, a corner of land of Melvin A. Moyer; thence along said land, South 40 degrees, 27 minutes West, 358.12 feet to a point in the original center line of Hunsicker Road; thence along said center line of Hunsicker Road, North 49 degrees, 33 minutes West, 165.50 feet to the first mentioned point and place of beginning.

CONTAINING 59,300 square feet of land.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Clemens and Christopher L. Bleam, by Deed from James S. Clemens, III and Eden E. Clemens, dated 05/13/2004, recorded 06/01/2004 in Book 5509, Page 2110.

Parcel Number: 34-00-02749-00-7.

Location of property: 519 Hunsicker Road, Telford, PA 18969-2345.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher L. Bleam and Michelle L. Clemens** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$186,234.55.

Allison F. Zuckerman, 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.

12-07377

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

BEGINNING at a point in the Easterly curb line of Jefferson Street, a corner of line of land of now or late Clarence and Ruth Mack; thence along the same North 64 degrees, 12 minutes East, 200 feet to the Westerly line of School Alley; thence along the same and along land of now or late Paul Spaar, South 25 degrees, 15 minutes East, 26.7 feet to an iron pin, a corner in line of land of now or late of Clarence Gery; thence along the same and for a portion of its distance through the center of the partition wall between the house on this tract and that on the tract to the South, South 64 degrees, 45 minutes West, 200 feet to a point in the aforementioned Easterly curb line of Jefferson Street; thence along the same North 25 degrees, 15 minutes West, 19.8 feet to the place of beginning.

BEING the same premises which Fred K. Shafer and Peggie L. Benfield by Deed dated 07/13/05 and recorded 07/22/05 in Montgomery County Deed Book 05563, Page 0867, granted and conveyed unto Kevin Jay McCloskey and Yvonne Karen McCloskey.

Parcel Number: 06-00-01700-00-4.

Location of property: 341 Jefferson Street, East Greenville, PA 18041.

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

Seized and taken in execution as the property of **Kevin Jay McCloskey and Yvonne Karen McCloskey** at the suit of U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency. Debt: \$150,662.14 (total amount of judgment).

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

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.

12-07486

ALL THAT CERTAIN lot or piece of ground, being Lot No. 1 as shown on Plan No. 18030-000-d-001 last revised September 19, 1991, prepared by Spots, Stevens, and McCoy, Inc., Consulting Engineers of Reading, Pennsylvania, and recorded in Plan Book Volume A-55, Page 47, Montgomery County records at Norristown, Pennsylvania, situate along the Western side of Township Road T-397 known as Grange Avenue in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, and being more fully bounded and described, as follows, to wit:

BEGINNING at a corner on the Western ultimate right-of-way line of Township Road T-397 known as Grange Avenue, said corner being the Northeastern corner of Lot 3 and also being the Southeastern corner of the herein described premises; thence along the Northern side of Lot No. 3, North fifty degrees, fifteen minutes, zero seconds West a distance of three hundred thirty-six and ten-hundredths feet to a corner in line of Lot No. 2; thence along Lot No. 2, the two following courses and distances, viz: (1) North thirty-nine degrees, forty-five minutes, zero seconds East a distance of one hundred seventy-eight and fifty-two hundredths feet to a corner; and (2) South fifty degrees, fifteen minutes, zero seconds East a distance of three hundred thirty-six and ten-hundredths feet to a corner on the distance of three hundred thirty-six and ten-hundredths feet to a corner on the Western ultimate right-of-way line of Grange Avenue; thence along the same, South thirty-nine degrees, forty-five minutes, zero seconds West a distance of one hundred seventy-eight and fifty-two hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wayne T. Arena and Carol L. Arena by Deed Armand V. Ruocco and Veronica T. Ruocco, husband and wife dated 02/29/1996 and recorded 3/5/1996 in Book 5141, Page 1443.

Parcel Number: 51-00-01756-00-2.

Location of property: 1075 Grange Avenue a/k/a 1075 North Grange Avenue, Collegeville, PA 19426-1331.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol J. Arena a/k/a Carol Arena and Wayne T. Arena a/k/a Wayne Arena** at the suit of U.S. Bank, N.A., as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$1,596,087.66.

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.

12-07822

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Providence Forge II, located at 448 Vaughn Road, **Upper Providence 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 of the Recorder of Deeds of Montgomery County, a Declaration dated June 19, 1974 and recorded June 19, 1974 in Deed Book 3951, Page 227 and Declaration Plan dated January 25, 1974 and recorded on June 19, 1974 in Condominium Plan Book 3, Page 32, and a Code of Regulations dated June 19, 1974 and recorded June 19, 1974 in Deed Book 3951, Page 238, being designated on Declaration Plan as Unit 136, 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 1.12 percent.

TITLE TO SAID PREMISES VESTED IN Steven Kirubi by Deed from William J. McTavish dated 12/31/04 and recorded 01/05/05 in the Montgomery County Recorder of Deeds Book 5539, Page 762.

Parcel Number: 61-00-04388-80-7.

Location of property: 156 Providence Forge Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Steven Kirubi** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-11. Debt: \$232,450.94.

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.

12-07983

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate at Ardmore, in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated December 18th, 1931, as follows, to wit:

BEGINNING at a nail at the intersection of the middle of Edgemont Avenue (forty feet wide) with the Southwest side line of Spring Avenue; thence along the Southwest side line of Spring Avenue, South twenty-four degrees, forty-four minutes East, forty-five feet to a point; thence leaving said Spring Avenue South sixty-five degrees, sixteen minutes West passing through the middle of the partition wall separating the house erected on these premises from the house adjoining on the Southeast, one hundred feet to a point; thence North twenty-four degrees, forty-four minutes West, forty-five feet to a nail in the middle line of Edgemont Avenue; and thence along the middle line of Edgemont Avenue North sixty-five degrees, sixteen minutes East, one hundred feet to the first mentioned point and place of beginning.

TITLETOSAIDPREMISESIS VESTED IN Jacqueline J. Lawrence and Philip I. Llewellyn by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. by their attorney in fact, Laura Davis dated November 20, 2000 and recorded February 13, 2001 in Deed Book 5350, Page 0637.

Parcel Number: 40-00-55596-00-2.

Location of property: 230 East Spring Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jacqueline J. Lawrence and Philip I. Llewellyn** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R9 c/o American Home Mortgage Servicing, Inc. Debt: \$146,633.37.

Marc S. Weisberg, 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.

12-08552

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof made on the 20th day of August A.D. 1963 and revised on the 24th day of November A.D. 1964 by Russell S. Lyman, Professional Engineer, Huntingdon Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ashbourne Road (variable widths) being thirty-five feet Southwest of the center line of said road, said point being five feet North six degrees, forty-six minutes East from a point, latter point being seventy-five and sixty-three one-hundredths feet South eighty-three degrees, fourteen minutes East from a point of curve; thence along said curve in a Southeasterly direction to the right with a radius of three hundred forty-three and six one-hundredths feet have an arc distance of three hundred forty-five and eighty-three one-hundredths feet from a tangent point; thence along same eleven and seventeen one-hundredths feet North thirty-nine degrees, no minutes, thirty seconds East from a point on the subdivision line; thence along said line forty feet South fifty degrees, thirty-five minutes, fifty seconds East from a point in the center line of Ashbourne Road; thence one hundred thirty-five and fifteen one-hundredths feet North thirty-nine degrees, no minutes, thirty seconds East from a point of intersection of Croyden Road (40 feet wide) with Ashbourne Road; thence from the first mentioned point and place of beginning and extending along the Southwesterly side of Ashbourne Road South eighty-three degrees, fourteen minutes East, eighty-seven feet to a point; thence South six degrees, forty-six minutes West, one hundred thirty feet to the rear line of Lot No. 15; thence along same North eighty-three degrees, fourteen minutes West, eighty-seven feet to a point; thence partly along Lots No. 16 and 4 North six degrees, forty-six minutes East, one hundred thirty feet to the point and place of beginning.

BEING Lot No. 5, Section 1 of a subdivision known as Lone Oak.

TITLE TO SAID PREMISES IS VESTED IN Mark Baldwin and Torhonda Baldwin, husband and wife, by Deed from Myron Rodos and Linda Rodos dated March 14, 2007 and recorded March 27, 2007 in Deed Book 5640, Page 0251.

Parcel Number: 31-00-00913-00-1.

Location of property: 602 Ashbourne Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Baldwin and Torhonda Baldwin** at the suit of Bank of America, N.A. Debt: \$405,337.21.

Joseph I. Foley, 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.

12-08825

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

BEGINNING at an iron pin in the middle of West Broad Street (formerly Poplar Street) at a distance of 39 feet and 3 inches Northwestward from an iron pin in the line of John Keller and Edward Buchenhour's land (now Gertrude M. Hillegass land); thence along said Hillegass's land North 24 degrees, West 176 feet, 6 inches to the middle of a 20 feet wide alley; thence along the middle of said alley North 76 degrees, East 34 feet to an iron pin in line of Sallie A. Pennypeckers's land; thence along the said Sallie A. Pennypeckers's land South 24 degrees, East 176 feet and 6 inches to the middle of line of West Broad Street (formerly known as Poplar Street) aforesaid; thence along the middle line of West Broad Street (formerly Poplar Street) South 76 degrees, West 34 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michelle Werkheiser, by Deed from Robert S. Bergey and Kathleen A. Bergey, h/w, dated 11/20/1998, recorded 02/09/1999 in Book 5259, Page 75.

Parcel Number: 22-02-00205-00-5.

Location of property: 355 West Broad Street, Telford, PA 18969-1932.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle Werkheiser** at the suit of Wells Fargo Bank, N.A. Debt: \$78,821.87.

Allison F. Zuckerman, 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.

12-09030

ALL THAT CERTAIN lot or tract of land, situated in **Lower Providence Township**, County of Montgomery, State of Pennsylvania formerly being Lot No. J of Grandview Park and Lot Number 10, of Block "J" bounded and described according to a survey and plan made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in April 1952, described, as follows, to wit:

BEGINNING at a point in the middle line of a State Highway (commonly called Yerkes Road) (33 feet wide) at a distance of 567.34 feet, measured South 89 degrees, 53 minutes West along the center line of said State Highway from a spike at its intersection with the center line of Henry Avenue (33 feet wide) and continuing along the center line of said Yerkes Road, South 86 degrees, 51 minutes West, 24.56 feet to a point, a corner; thence from said point or place of beginning along the middle of said Yerkes Road South 86 degrees, 51 minutes West, 178.69 feet and continuing South 86 degrees, 20 minutes West, 50 feet to a point, a corner; thence North 40 degrees, 26 minutes East, 122.83 feet to a point, a corner in line of other land now or late of Benjamin Well; thence by said land now or late of Benjamin Well North 55 degrees, 29 minutes East, 117.12 feet to a point, a corner of Lot No. 9; thence North 61 degrees, 23 minutes East, 70.3 feet to a point, a corner; thence by the line of Lot 1 South 0 degrees, 7 minutes East, 167.80 feet to the middle of aforesaid Yerkes Road and the mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN John J. Seehousen, by Deed from John J. Seehousen, dated 08/28/2008, recorded 08/28/2008 in Book 5705, Page 1702.

Parcel Number: 43-00-16474-00-7.

Location of property: 3995 Yerkes Road, Collegeville, PA 19426-3212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Seehousen** at the suit of Wells Fargo Bank, N.A. Debt: \$263,700.61.

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.

12-09545

ALL THAT CERTAIN brick messuage and lot of land, known as No. 116 East Spruce Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows:

BEGINNING at a point on the Southwest side of Spruce Street, at the distance of 71 feet Northwest from the West corner or Green and Spruce Streets, a corner of this and house and lot of Horace A. Davenport (Deed Book 2843, Page 544); thence at right angles to said Spruce Street, the line passing through the center of the partition wall dividing this house from the said Davenport house, Southwesterly 80 feet to a corner of land of Susie Hopkins (Deed Book. 3091, Page 17); thence along the said land Northwesterly, parallel to Spruce Street, 14 feet to land of Julius Rickenbacker and Annie Bell, his wife, (Deed Book 3048, P. 211); thence Northeasterly along the said Rickenbacker property, the line for a portion of the distance passing through the center of the partition wall of the Rickenbacker property, 80 feet to the Southwest side of Spruce Street; and thence along the said side of Spruce Street Southeasterly 14 feet to the place of beginning.

BEING the same premises which Naomi Satterwhite, Administratrix of Estate of Guy R. Young, Deceased, by Fee Simple Deed dated July 24, 1987 and recorded August 11, 1987 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4847, Page 1406, granted and conveyed unto Brian Bell and Tracy Bell.

Parcel Number: 13-00-33816-00-2.

Location of property: 116 East Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brian Wayne Bell and Tracy Ellen Bell** at the suit of The Bank of New York Mellon, et al. Debt: \$53,641.62.

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.

12-12887

ALL THAT CERTAIN lot or piece of ground, with the messuage thereon erected situate in **Norristown Borough**, in the County of Montgomery, Commonwealth of Pennsylvania being described, as follows:

BEGINNING at a point a corner on the Northeasterly side of Marshall Street at the distance of 18 feet from the Northerly corner of Marshall and Walnut Streets; thence along the Northeast side of Marshall Street Northwest 22 feet to a point a corner in said Marshall Street and in line of land of Joseph Hogan; thence along land of the said Joseph Hogan Northeasterly and parallel to Walnut Street 92 feet, 1 inch to a point a corner in line of lands of Domeniec and Alexander Narducci being Nos. 709 and 711 Walnut Street; thence along land of the said Domeniec and Alexander Narducci, Southeasterly and parallel to Marshall Street 22 feet to a point a corner in line of other land of the said John Kness Estate and point being in the middle of the party or partition wall dividing this from the house on the premises of the Estate of said John Kness; thence through the middle of the partition wall Southwesterly and parallel with Walnut Street 92 feet, 1 inch to the place of beginning.

BEING the same premises which Pena Cuascut, by Deed dated July 24, 2006 and recorded August 11, 2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 5612, Page 521 granted and conveyed unto McIlvaine Realty Group, LLC, in fee.

Parcel Number: 13-00-24784-00-7.

Location of property: 365 East Marshall Street, Norristown Borough, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **McIlvaine Realty Group, LLC** at the suit of TD Bank, N.A., Successor by Merger of Commerce Bank, N.A. Debt: \$121,986.58.

Michael S. Bloom, 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.

12-12957

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to an easement plan of Birchwood Terrace Homes made by Bursich Associates, Inc., dated 8/25/86 and recorded in Plan Book A-48, Page 117, as follows, to wit:

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

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

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/12/2007, given by James J. Boyd and David A. Waldt to Michael R.C. Anthony and Linda L. Anthony, husband and wife, as Tenants by the Entireties and recorded 1/25/2007 in Book 5633, Page 00222, Instrument #2007012122.

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

Location of property: 82 Rose Valley Road, Pottstown, PA 19464-1565.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda L. Anthony and Michael R.C. Anthony** at the suit of HSBC Bank USA, National Association as Trustee for the Holders of the Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$259,112.46.

Andrew J. Marley, Attorney. I.D. #312314

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.

12-13079

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Edward Pickering, Jr., Woodbourne, Pennsylvania on 5/22/1925, as follows, to wit:

BEGINNING at a point on the East side of Northampton Street now known as Jacksonville Road 147.07 feet Southwest from the Southwest side of Montgomery Avenue; thence along the said Northampton Street now known as Jacksonville Road South 31 degrees, 3 minutes West, 40 feet to a point; thence South 58 degrees, 57 minutes East, 104.78 feet; thence North 8 degrees, 4 minutes East, 27.15 feet to a point; thence South 81 degrees, 56 minutes East, 11.7 feet to a point; thence North 29 degrees, 16 minutes East, 9.8 feet to a point; thence North 58 degrees, 57 minutes West, 104.5 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Clyde Sowden, Jr, by Deed from Walter Studley and Scott Kenney, dated 11/30/2005, recorded 12/20/2005 in Book 5583, Page 2012.

Parcel Number: 08-00-02563-00-3.

Location of property: 20 Jacksonville Road, Hatboro, PA 19040-4710.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clyde Sowden, Jr.** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$189,867.69.

Meredith Wooters, Attorney. I.D. #307207

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.

12-13691

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated the 19th day of October A.D. 1948, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Church Road (46.5 feet wide) which said point of tangent is at the arc distance of 31.42 feet measured Northeastwardly on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northeasterly side of Yew Road (40 feet wide); thence extending along the said side of Church Road North 69 degrees, 28 minutes, 30 seconds East, 70 feet to a point a corner of Lot No. 10 on said plan;

thence extending along the same South 20 degrees, 31 minutes, 30 seconds East, 143.50 feet to a point; thence extending South 69 degrees, 28 minutes, 30 seconds West, 95.60 feet to a point on the Northeasterly side of Yew Road (40 feet wide); thence extending along the said side of Yew Road along the arc of a circle curving to the left having a radius of 625 feet the arc distance of 83.75 feet to a point of tangent in the same; thence extending still along the said side of Yew Road, North 20 degrees, 31 minutes, 30 seconds West, 40 feet to a point of curve in the same; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Church Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Quanming Jin and Nan H. Hong, by Deed from Andrew J. Reid, dated 06/18/2003, recorded 07/21/2003 in Book 546, Page 822.

Parcel Number: 31-00-29869-00-7.

Location of property: 173 Yew Road, Cheltenham, PA 19012-1219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nan H. Hong and Quanming Jin a/k/a Jin Quanming** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$179,632.43.

Meredith Wooters, Attorney. I.D. #307207

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.

12-13699

ALL THAT CERTAIN Unit in the property known, named and identified as The Grande at Riverview Condominium a Condominium, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68, Pa. C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a certain Declaration of Plan attached thereto dated September 1, 2005 and recorded September 13, 2005 in Deed Book 5570, Page 1950, and First Amendment thereto dated August 10, 2007 and recorded in Deed Book 5660, Page 2551; being designated as Unit No. 2220 and Plats and Plans for Condominium being recorded as part of the Declaration.

TOGETHER with all right, title and interest, being an undivided interest, of, in and to the Common Elements, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto and together with all right, title and interest in and to all Limited Common Elements to the Unit, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of repairs to, replacement of and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, them or said Unit, from true to time by the Executive Board of The Grande at Riverview Condominium in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except in so far as Section 3407(c) of said Uniform Condominium Act or the Declaration may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Trammell Brown, by Deed from Mary C. Diver, dated 05/29/2008, recorded 06/19/2008 in Book 5696, Page 2244.

Parcel Number: 05-00-02684-68-1.

Location of property: 300 West Elm Street, Suite 2220 a/k/a Unit 2220, Conshohocken, PA 19428-1813.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Trammell A. Brown a/k/a Trammel Brown** at the suit of Wells Fargo Bank, N.A. Debt: \$248,640.76.

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.

12-13785

ALL THAT CERTAIN lot or piece of land, with the brick messuage thereon erected, known as house and Lot No. 12 in the "Herman and Pool Block" situate formerly in the Township of Hatfield now in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by J.B. Felver, Civil Engineer, as follows, to wit:

BEGINNING at a point in the Southeasterly curb line of Third Avenue at the distance of one hundred fifty-nine feet and eighty one-hundredths of a foot Northeasterly from a marble monument set for a corner at the intersection of the Southeasterly curb line of Third Avenue and the Northeasterly side line of Sixth Street; thence extending Northeasterly along the said curb line of Third Avenue fourteen feet to a point a corner of this and Lot No. 13; thence extending along the same and passing through the middle of a party wall dividing this and the adjoining property Southeasterly one hundred and thirty feet to the edge of a twenty feet wide alley dedicated to public use forever; thence extending along said alley Southwesterly fourteen feet to a point a corner of this and Lot No. 11; thence extending along the same and passing through the middle of a party wall dividing this and Lot No. 11 Northwesterly one hundred thirty feet to the place of beginning.

BEING the same premises which Antimo Pallante and Angela A. Pallante, husband and wife, by Deed dated January 20, 1988 and recorded January 26, 1988 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4863, Page 2021, granted and conveyed unto Gerald D. Gerhart and Gloria M. Gehart, husband and wife, as Tenants by the Entireties.

Parcel Number: 11-00-01224-00-7.

Location of property: 623 North Cannon Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Gerald D. Gerhart and Gloria M. Gerhart a/k/a Gloria M. Dise** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2002-HE3, Pooling and Servicing Agreement dated as of November 1, 2002, by its Attorney in Fact Ocwen Loan Servicing, LLC. Debt: \$107,141.99.

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.

12-14364

ALL THAT CERTAIN lot or tract of land with buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made September 19, 1951 by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, as follows:

BEGINNING at a point in the center line of Moreland Avenue (forty-six and five-tenths feet wide as widened from its original width of thirty-three and five-tenths feet on the Southwesterly side) said point being at the distance of six hundred eighty-one and eighty-five one-hundredths feet measured South fifty-two degrees, eighteen minutes, East from the intersection which the center line of Moreland Avenue makes with the center line of Meetinghouse Road (forty-six and five-tenths feet on the Southeasterly side); thence along the said center line of Moreland Avenue South fifty-two degrees, eighteen minutes East, one hundred feet to a point; thence South thirty-seven degrees, forty-two minutes West, two hundred eight and seventy-two one-hundredths feet to a point; thence North fifty-two degrees, eighteen minutes West, one hundred feet to a point; thence North thirty-seven degrees, forty-two minutes East, two hundred eight and seventy-two one-hundredths feet to a point on the aforementioned center line of Moreland Avenue and place of beginning.

BEING known as Lot No. 6 Section "A" on plan of part of Arundel Village.

TITLE TO SAID PREMISES IS VESTED IN Sang Soo Jun, by Deed from Maureen Monteith Lynch, Executrix of the Estate of Helen H. Monteith, Deceased, dated 04/27/2007, recorded 05/04/2007 in Book 5645, Page 2604.

Parcel Number: 36-00-08734-00-5.

Location of property: 225 West Moreland Avenue, Hatboro, PA 19040-1826.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sang Soo Jun** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Bank, N.A. f/k/a Countrywide Bank, FSB. Debt: \$237,826.12.

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.

12-14656

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being the Easterly 13 feet of Lot No. 840 all of Lot No. 841 and the Westerly 18 feet of Lot No. 842 according to a plan made by William T. Muldrew, Surveyor, Jenkintown, Pennsylvania, dated the 25th day of June, A.D., 1921 and recorded at Norristown, in Deed Book 828, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Brookdale Avenue (40 feet wide) at the distance of 57.52 feet Southeastwardly from the center line of Redcliffe Avenue; thence extending North 38 degrees, 57 minutes East, 128.61 feet to a point; thence extending North 84 degrees, 53 minutes, 22 seconds East, 51.26 feet to a point; thence extending South 38 degrees, 57 minutes West, 133.77 feet to a point in the center line of the said Brookdale Avenue; thence extending along the same North 89 degrees, 21 minutes, 3 seconds West, 51 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James R. Webb and Lisa A. Dryden by Deed from Gerda Muller dated July 31, 2002 and recorded September 11, 2002 in Deed Book 5423, Page 1384.

Parcel Number: 30-00-05564-00-4.

Location of property: 2573 Brookdale Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James R. Webb and Lisa A. Dryden** at the suit of Viriva Community Credit Union f/k/a K of C Federal Credit Union. Debt: \$33,795.82.

Christine L. Graham, 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.

12-14886

ALL THAT CERTAIN Unit designated as Unit 155-A, being a Unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northridge Estates, a Condominium including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877, a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4645, Page 106, a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427, an Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4776, Page 424 and a Twelfth Supplementary Declaration recorded August 9, 1988 and recorded in Deed Book 4882, Page 2066 and a Thirteenth Supplementary Declaration recorded November 10, 1988 in Deed Book 4893, Page 864, and a Fourteenth Supplementary Declaration recorded December 15, 1988 in Deed Book 4896, Page 1864.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment or Supplementary Declaration thereto.

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 November 27, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on November 27, 1985 in Deed Book 4785, Page 1772, which Declaration of Forest Park, a Condominium, dated July 25, 1986 and recorded August 26, 1986 in Deed Book 4810, Page 1664 and Second Amendment dated October 22, 1986 and recorded November 21, 1986 in Deed Book 4820, Page 770.

TITLE TO SAID PREMISES IS VESTED IN Jeannine E. Hiester by Deed from David S. Rambo Jr. dated May 8, 2006 and recorded May 16, 2006 in Deed Book 5601, Page 828.

Parcel Number: 63-00-09092-24-1.

Location of property: 300 Wendover Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeannine E. Hiester** at the suit of JP Morgan Chase Bank, National Association. Debt: \$151,764.25.

Marc S. Weisberg, 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.

12-14991

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan as prepared by Stanley F. Moyer, Registered Surveyor, Souderton, Pennsylvania, dated 2/15/47 and last revised 6/27/52, as follows, to wit:

BEGINNING at a point in the center line of the County Line Road in line of Lot #14 on said plan; thence along the center line of County Line Road South 45 degrees, 29 minutes East, 100 feet to a point in line of Lot No. 12 on said plan; thence along said Lot No. 12 South 44 degrees, 31 minutes West crossing an iron pin in the Southwesterly side of County Line Road 292.78 feet to an iron pin in line of Lot No. 6 on said plan; thence along the same North 35 degrees, 33 minutes West, 101.52 feet to an iron pin in line of Lot No. 14 aforesaid; thence along the same North 44 degrees, 31 minutes East crossing an iron pin on the Southwesterly side of County Line Road 275.27 feet to the point and place of beginning.

BEING Lot No. 13 on said plan.

CONTAINING 28,402 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Berry and Sandra L. Berry, by Deed from Brent K. Krady and W. Gail Krady, dated 10/30/1997, recorded 11/06/1997 in Book 5205, Page 1080.

Parcel Number: 34-00-00901-00-1.

Location of property: 646 County Line Road, Telford, PA 18969-2102.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra L. Berry and Michael M. Berry a/k/a Michael J. Berry** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust 2006-3, CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-3. Debt: \$288,346.76.

Allison F. Zuckerman, 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.

12-15108

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described to a certain plan of property made for Henry O. MacCullough, by Charles E. Shoemaker, Registered Professional Engineer, dated 10/23/67 and last revised 10/02/60, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Miriam Avenue 140 feet wide, said point being at the distance of 431 feet measured on a tracking of North 47 degrees, 55 minutes West along the Northeasterly side of Miriam Avenue from a point of intersection with the Northeasterly side of Osbourne Avenue (40 feet wide).

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Miriam Avenue, 50 feet and extending of that width in length or depth, Northeastwardly between parallel lines at right angles to Miriam Avenue, 125 feet.

BEING part of Lot No. 32 all of Lot No. 33 and part of Lot No. 34 of "Everest Manor" as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Deborah Jones and Ronald Jones, husband and wife, by, Deed from Peter A. Remick and Theresa M Remick his wife dated August 27, 1999 and recorded November 4, 1999 in Deed Book 5295, Page 0947.

Parcel Number: 30-00-43796-00-4.

Location of property: 2837 Miriam Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah Jones and Ronald Jones** at the suit of Deutsche Bank National Association, as Trustee for Holders of the HSI Asset Securitization Corporation Trust 2007-HE2. Debt: \$284,875.86.

Joseph F. Riga, 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.

12-15325

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a certain plan of subdivision of property of Greenwood Estates made by Alan F. Richter, Professional Engineer, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Huntingdon Road (50 feet wide) said point being the two following courses and distances from a point of the Northeasterly side of Terwood Road: (1) Southeastwardly partly along the Northeasterly side of Terwood Road and partly along the Northeasterly side of Huntingdon Road (of irregular width) on the arc of a circle curving to the left, having a radius of 480 feet the arc distance of 97.53 feet to a point of tangent on the Northeasterly side Huntingdon Road; (2) South 63 degrees, 10 minutes East along the Northeasterly side of Huntingdon Road (partly of irregular width and partly 50 feet wide), 151 feet to the point of beginning, thence extending from said point of beginning, North 45 degrees, 13 minutes East, 57 feet to a point; thence extending North 15 degrees, 30 minutes, 20 seconds East, 54.85 feet to a point; thence extending North 48 degrees, 27 minutes, 58 seconds East, 148.25 feet to a point; thence extending South 2 degrees, 6 minutes West, 270.69 feet to a concrete monument on the Northeasterly side of Huntingdon Road; thence extending North 63 degrees, 10 minutes West along the Northeasterly side of Huntingdon Road, 176.05 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Duane K. Harris, by Deed from Ian A. McGain, dated 11/30/2004, recorded 12/16/2004 in Book 5536, Page 2646.

Parcel Number: 59-00-09763-00-6.

Location of property: 2431 Huntingdon Road, Huntingdon Valley, PA 19006-4311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Duane K. Harris** at the suit of Ocwen Loan Servicing, LLC. Debt: \$345,152.29.

Meredith Wooters, Attorney. I.D. #307207

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.

12-15510

ALL THAT CERTAIN unit, designated as Unit Number 354, being a unit in the Trent Manor Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., as designated in Declaration of Trent Manor Condominium bearing date the 9th day of September A.D. 1986, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of October, A.D. 1986, in Deed Book 4815, Page 972, and Plats and Plans for Condominium bearing date 5/1986 and recorded as Exhibit "C" of the Declaration of Condominium of Trent Manor Condominium and amended by First Amendment thereto dated 11/5/1986 and recorded 11/10/1986 in Deed Book 4818, Page 2299, and amended by Second Amendment thereto dated 5/15/1987 and recorded 5/28/1987 in Deed Book 4838, Page 2169 and amended by Third Amendment thereto dated 11/6/1987 and recorded 11/23/1987 in Deed Book 4858, Page 230, and amended by

Fourth Amendment dated 1/14/1988 and recorded 1/20/1988 in Deed Book 4863, Page 740, and Amended by Fifth Amendment thereto dated 10/12/1988 and recorded 10/19/1988 in Deed Book 4891, Page 1, and amended by Sixth Amendment thereto dated 5/30/1989 and recorded 6/19/1989 in Deed Book 4914, Page 575, and amended by Seventh Amendment thereto dated 1/25/1990 and recorded 1/30/1990 in Deed Book 4937, Page 111.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Diane L. Bolis, by Deed from Elizabeth A. Chaney, dated 09/15/1995, recorded 09/18/1995 in Book 5125, Page 1609.

Mortgagor Diane L. Bolis died on 12/11/2010 and upon information and belief, her surviving heir(s) is Gary W. Bolis, Jr. BY EXECUTED waiver(s), Gary W. Bolis, Jr. waived his right to be named as a defendant in the foreclosure action. Parcel Number: 63-00-05513-54-4.

Location of property: 354 Norris Hall Lane a/k/a 354 Norris Hall Lane, Condominium 354, West Norriton, PA 19403. The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Diane L. Bolis, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$112,358.54.

Meredith Wooters, Attorney. I.D. #307207

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.

12-15932

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Certain Plan of Part of "Moreland Village, Section No. 1" made by Stenton Builders, Inc. by George B. Mebus, Registered Professional Engineer, dated June 1, 1950 and recorded at Norristown, Pennsylvania in Book 2159, Page 600, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Bensal Road (50 feet wide) which point is measured on a course of North 46 degrees, 40 minutes, 40 seconds West, 80.28 feet to a point of tangent, which point of tangent is measured on the arc of a circle on a line curving to the left, having a radius of 175.00 feet the arc distance of 154.13 feet from a point of reverse curve, which point of reverse curve is measured on the arc of a circle curving to the right with a radius of 20.00 feet the arc distance of 30.27 feet from a point of curve on the Northeasterly side of Tanner Road (50 feet wide); thence extending from said beginning point, North 46 degrees, 40 minutes, 40 seconds West along the Northeasterly side of Bensal Road, 60.00 feet to a point in line of Lot No. 33 on said plan; thence extending North 40 degrees, 19 minutes, 20 seconds East along line of Lot No. 33, 110.63 feet to a point in line of Lot No. 19; thence extending South 46 degrees, 40 minutes, 40 seconds East partly along line of Lot No. 19 and partly along line of Lot No. 20, 60.00 feet to a point in line of Lot No. 31; thence extending South 43 degrees, 19 minutes, 20 seconds West, 110.63 feet to a point on the Northeasterly side of Bensal Road, the first mentioned point and place of beginning.

BEING Lot Number 32 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Jason Hobensack and Michelle Hobensack, by Deed from Ronald J. Perelli and Michael Flaherty, dated 09/27/2005, recorded 10/06/2005 in Book 5574, Page 356.

Parcel Number: 59-00-01057-00-9.

Location of property: 417 Bensal Road, Hatboro, PA 19040-2306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Hobensack and Michelle Hobensack** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2005-12. Debt: \$195,839.11.

Meredith Wooters, Attorney. I.D. #307207

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.

12-16504

"A"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described partly in accordance of a certain plan thereof known as "North Gate" revised final plan of Huntingdon Valley Tract, made by Harris, Henry and Potter, Incorporated Registered Engineers and Surveyors, dated October 8, 1957 and revised April 28, 1958 and partly in accordance with a plan on Lots 196 and 195 "North Gate" made by Harris, Henry and Potter, Incorporated on March 5, 1959, revised June 29, 1959, as follows, to wit:

BEGINNING at a point on the Southerly side of Fairway Road (as shown of a greater width) said point of beginning being the six following courses and distances from a point of curve on the Southeasterly side of Edge Hill Road: (1) leaving Edge Hill Road on the arc of a circle curving to the right having a radius of 104.14 feet the arc distance of 80.06 feet to a point of reverse curve on the Southerly side of Fairway Road (of a narrower width) as shown on the above mentioned plan; (2) Eastwardly and Northeastwardly partly along the Southerly and partly along the Southeasterly side of Fairway Road (of a narrower width) aforesaid on the arc of a circle curving to the left having a radius of 1,540 feet

the arc distance of 229.60 feet to a point; (3) South 08 degrees, 41 minutes, 20 seconds East, 5 feet to a point on the Southeasterly side of Fairway Road (as shown of a greater width on the above mentioned plan); (4) Northeastwardly along the Southeasterly side of Fairway Road (of a greater width) aforesaid on the arc of a circle curving to the left having a radius of 1,545 feet the arc distance of 155.97 feet to a point of compound curve on the same; (5) Northeastwardly along the Southeasterly side of Fairway Road on the arc of a circle curving to the left having a radius of 461 feet the arc distance of 113.80 feet to a point of reverse curve on the same; and (6) Northeastwardly and Eastwardly partly along the Southeasterly and partly along the Southerly sides of Fairway Road on the arc of a circle curving to the right having a radius of 239 feet the arc distance of 121.61 feet to a point on the Southerly side of Fairway Road and place of beginning; thence extending from said point of beginning, Eastwardly and Southeastwardly partly along the Southerly and partly along the Southwesterly sides of Fairway Road on the arc of a circle curving to the right having a radius of 239 feet the arc distance of 107.91 feet to a point; thence extending South 8 degrees, 22 minutes, 20 seconds West, 214.35 feet to a point; thence extending South 28 degrees, 52 minutes, 20 seconds West, 74.59 feet to a point; thence extending South 54 degrees, 45 minutes, 40 seconds East, 29.28 feet to a point between this and Lot 195 on said plan; thence by the same South 8 degrees, 22 minutes, 20 seconds West, 77.75 feet to a point; thence extending North 78 degrees, 19 minutes West, 60 feet to a point; thence extending North 1 degree, 40 minutes, 1 seconds East, 391.53 feet to the first mentioned point and place of beginning.

BEING Part of Lot 195 as shown on the above mentioned plan.

"B"

ALL THAT CERTAIN parcel of land, situate in **Upper Moreland Township**, County of Montgomery, State of Pennsylvania, being part of Lot 196 of a plan of lots known as "North Gate" of Huntingdon Valley Tract recorded in the Office of the Recorder of Deed in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book A-4, Page 24 on December 11, 1957 more particularly bounded and described as follows according to a survey and plan thereof dated March 5, 1959 and revised June 29, 1959 prepared by Harris, Henry, and Potter, Inc., Registered Engineers and Registered Surveyors, Doylestown RFD #2 Pennsylvania, to wit:

BEGINNING at a point in the Westerly line of Lot #196 (land of Herbert E. Walker, et ux.) of the said plan of lots, said point being located South 8 degrees, 22 minutes, 20 seconds West, 76.25 feet from the Southwesterly side of Fairway Road as laid out 50 feet wide, the common corner of Lots 195, 196; thence (1) through Lot 196 South 12 degrees, 7 minutes, 40 seconds East, 74.59 feet to a point; thence (2) through Lot 196 South 71 degrees, 30 minutes, 20 seconds West, 29.28 feet to a point; thence (3) along Lot 195 (lands now or late of Richard Cummins, et ux.) North 8 degrees, 22 minutes, 20 seconds East, 83.10 feet to the first mentioned point and place of beginning.

CONTAINING 1,085 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Alan W. Brown and Elizabeth Brown, his wife, by Deed from Howard G. Luley and Gloriaanna S. Luley, dated 08/30/1968, recorded 09/04/1968 in Book 3525, Page 152.

Elizabeth Brown was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Elizabeth Brown's death on or about 12/31/2007, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Mortgagor Alan W. Brown n/k/a Alan Brown died on 04/07/2011, and Robert Brown was appointed Administrator of his estate. Letters of Administration were granted to him on 05/05/2011 by the Register of Wills of Montgomery County, No. 46-11-1612. Decedent's surviving heir(s) at law and next-of-kin are Robert Brown and Jennifer Shatto.

Parcel Number: 59-00-07318-00-3.

Location of property: 2327 Fairway Road, Huntingdon Valley, PA 19006-5619.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Brown, in his Capacity as Administrator and Heir of the Estate of Alan W. Brown a/k/a Alan Brown, Jennifer Shatto, in her Capacity as Heir of the Estate of Alan W. Brown a/k/a Alan Brown, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Alan W. Brown a/k/a Alan Brown, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$231,155.91.

Meredith Wooters, Attorney. I.D. #307207

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.

12-16656

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 "Alpine Village" made for Berman Development Corporation by Bursich Associates, Consulting Engineers, dated 7/13/1987, last revised 11/2/1987 and recorded 11/6/1987 in Plan Book A-49, Page 55.

BEING known as Lot No. 230 on above mentioned plan.

UNDER AND SUBJECT to restrictions and reservations and conditions as of record.

TITLE TO SAID PREMISES IS VESTED IN Gregory Furman by Deed from Stephanie M. Giampa dated June 20, 2005 and recorded July 14, 2005 in Deed Book 5582, Page 437.

Parcel Number: 38-00-00001-36-6.

Location of property: 8 Aspen Way, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory Furman** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-42CB, Mortgage Pass-Through Certificates, Series 2005-42CB. Debt: \$226,548.49.

Marc S. Weisberg, 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.

12-16856

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan known as Perkiomen Crossing made by Bursich Associates, Inc. Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, Pennsylvania 19454, dated October 30, 1990 and last revised April 18, 1991 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A 52, Pages 439-443 bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Ridge Drive, said point being a corner of Lot No. 281; thence extending along Pine Ridge Drive South 59 degrees, 35 minutes, 22 seconds West, 21.00 feet to a point a corner of Lot No. 283; thence extending along Lot Number 283 and through a partition wall North 30 degrees, 24 minutes, 38 seconds West, 110.00 feet to a point in line with Open Space North 59 degrees, 35 minutes, 22 seconds East, 21.00 feet to a point a corner of Lot Number 281 and through a partition wall South 30 degrees, 24 minutes, 38 seconds East, 110.00 feet to a point on the Northwesterly side of Pine Ridge Drive the first mentioned point and place of beginning.

BEING Lot Number 282.

TITLE TO SAID PREMISES IS VESTED IN Mohammed Bouasria and Nesrine El Yazidi, by Deed from Andrew Potson, III and Julie L. Potson, f/k/a, Julie L. Pagliaro, dated 10/30/2008, recorded 11/13/2008 in Book 5713, Page 2793.

Parcel Number: 55-00-01394-07-2.

Location of property: 1225 Pine Ridge Drive, Perkiomenville, PA 18074-9457.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mohammed Bouasria and Nesrine El Yazidi** at the suit of JP Morgan Chase Bank, National Association. Debt: \$164,497.07.

Allison F. Zuckerman, 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.

12-16911

ALL THAT CERTAIN message and lot or piece of land, situate on the Southeasterly side of Washington Street, between Third Avenue and Fourth Avenue in **Royersford Borough**, County of Montgomery, State of Pennsylvania bounded and described in accordance with a survey thereof made 4/16/1957 by George F. Shaner, R.P.E., Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Washington Street, distant 81.5 feet Northeasterly from the point of intersection of the center line of Washington Street with the center line of Third Avenue, a corner of this and lands recently conveyed to John J. Harp, Jr., et ux.; thence on the center line of Washington Street North 49 degrees, East 45 feet to a point, a corner of this and lands now or late of Harvey Smith; thence by said lands South 41 degrees, East 200 feet to a point; thence South 49 degrees, West 45 feet to a point, a corner of this and said lands recently conveyed to John J. Harp, Jr., et ux.; thence by said lands North 41 degrees, West 200 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED BY Deed, dated 04/27/2007, given by Susan M. Kennedy to John N. Hoffman and Lauren Hoffman, husband and wife, as Tenants by Entirety, and recorded 5/23/2007 in Book 5648, Page 01112, Instrument #2007063183.

Parcel Number: 19-00-05016-00-5.

Location of property: 304 Washington Street, Royersford, PA 19468-2538.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John N. Hoffman and Lauren Hoffman** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4. Debt: \$202,508.33.

Allison F. Zuckerman, 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.

12-16950

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

BEGINNING on the East side of Spruce Street two hundred and seventy-eight feet, six inches North of Jefferson Avenue at a point for a corner of land of this and that recently conveyed to John H. Elliott; thence Eastwardly along the same through the center or middle of the partition or division wall of the hereby granted brick message and the other brick message adjoining on the South along lands of the said John H. Elliott adjoining on the South one hundred and thirty-five feet, nine and one-half inches to a twenty foot wide alley; thence Northwardly along the same 20 feet to land of Catherine Cookerow; thence Westwardly along the same, one hundred and thirty-six feet, one inch to the East line of Spruce Street aforesaid; thence Southwardly along the same twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Todd L. Tew and Peggy Tew, h/w, by Deed from Timothy Shaffer, dated 11/28/2006, recorded 01/03/2007 in Book 5629, Page 2439.

Parcel Number: 16-00-27564-00-5.

Location of property: 380 Spruce Street, Pottstown, PA 19464-5340.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Todd L. Tew and Peggy Tew** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust, 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2. Debt: \$134,390.80.

Allison F. Zuckerman, 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.

12-18484

ALL THAT CERTAIN tract or piece of land with the dwelling, shed, outbuildings and other improvements erected thereon, situate on the Southeast side of Lewis Road and being Lot #2 on the plan of lots of the Ida R. Moses Estate, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania being more fully bounded and described, as follows, to wit:

BEGINNING at a point on Lewis Road a corner of Lot #1; thence on Lewis Road North 47 degrees, 57 minutes, 28 seconds East, 155.00 feet to a spike; thence leaving Lewis Road and along residue property of the Ida R. Moses Estate the two following courses and distances: (1) South 41 degrees, 25 minutes, 46 seconds East, 218.04 feet to an iron pin; (2) South 49 degrees, 34 minutes, 02 seconds West, 155.00 feet to an iron pin, a corner of Lot #1; thence along Lot #1 North 41 degrees, 25 minutes, 46 seconds West, 213.69 feet to a point the place of beginning.

CONTAINING 33,456.64 square feet.

BEING the same premises which Richard F. Mince, Jr. and Kathleen M. Mince, husband and wife, by Indenture dated June 24, 1999 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5278, Page 2243 &c, granted and conveyed unto John B. Keller, in fee.

TITLE TO SAID PREMISES IS VESTED IN John B. Keller by Deed from Richard F. Mince Jr. and Kathleen M. Mince, husband and wife dated 06/24/1999, recorded 07/13/1999 in Deed Book 5278, Page 2243.

Parcel Number: 37-00-01623-10-4.

Location of property: 726 North Lewis Road, Limerick, PA 19468-1308.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John B. Keller** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1. Debt: \$283,468.46.

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.

12-18673

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, and described according to a Plan of Woodhaven Park, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated July 7, 1953, revised August 10, 1953 and last revised February 23, 1954, recorded February 26, 1954 in Recorder of Deeds Office at Norristown, in Plan Book B-1, Page 2, as follows, to wit:

BEGINNING at a point on the Northerly side of Kathy Lane (50 feet wide) measured the following courses and distance along the said Northerly side of Kathy Lane from its intersection with the Southwesterly side of Maple Drive (50 feet wide) (both produced): (1) South 79 degrees, 17 minutes, 20 seconds West, 413.69 feet to a point; (2) along the arc of a circle on a line curving to the left, having a radius of 900 feet the arc distance of 221.86 feet to the first mentioned point and place of beginning; thence extending along the Northerly side of Kathy Lane on the arc of a circle curving to the left, having a radius of 900 feet the arc distance of 75 feet to a point; thence leaving the Northerly side of said Kathy Lane and extending North 29 degrees, 36 minutes, 36 seconds West, 104.56 feet to a point; thence extending North 59 degrees, 31 minutes, 36 seconds West, 104.56 feet to a point; thence extending North 59 degrees, 31 minutes East, 18.16 feet to a point; thence extending North 63 degrees, 21 minutes, 37 seconds East, 65.58 feet to a point; thence extending South 24 degrees, 50 minutes, 07 seconds East, 104.92 feet to a point on the Northerly side of said Kathy Lane, the first mentioned point and place of beginning.

BEING Lot No. 27 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Pamela Metzker and Kevin M. Gray, by Deed from Gloria A. Marsella, Administratrix of the Estate of Berta A. Heatley, Deceased, dated 10/10/2003, recorded 01/02/2004 in Book 5488, Page 665.

Parcel Number: 41-00-04690-00-3.

Location of property: 3172 Kathy Lane, Huntingdon Valley, PA 19006-4202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela J. Metzker a/k/a Pamela Metzker and Kevin M. Gray** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC. Debt: \$319,334.59.

Allison F. Zuckerman, 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.

12-19023

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Engineer, June 1946, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street at the distance of 130 feet Northwestwardly from the Northwesterly side of Juniper Street, in line of land of Harry Melnick; thence extending along said Northeasterly side of Roberts Street, North 35 degrees, 54 minutes West, 50.00 feet to a point in line of land now or late of Andrew Miller and Dorothy Miller, his wife; thence extending along said land, North 54 degrees, 06 minutes East, 127.8 feet to a monument in line of land now or late of Catherine Simons Estate; thence extending along said land, South 46 degrees, 39 minutes East, 50.89 feet to a point in line of land now or late of Harry Melnick, aforesaid; thence extending along said land, South 54 degrees, 06 minutes West, 137.3 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandra G. Middleton, by Deed from Jeffrey M. Novak and Marcia Graten Novak, dated 08/30/1991, recorded 09/08/1991 in Book 4985, Page 2453.

Mortgagor Sandra G. Middleton died on October 6, 2011, leaving a Will dated October 18, 2004. Letters Testamentary were granted to Ann L. Singley and Susan M. Bolton on October 13, 2011 in Montgomery County, No. 46-11-3619. Decedent's surviving devisees are Ann L. Singley and Susan M. Bolton.

Parcel Number: 13-00-32504-00-9.

Location of property: 309 West Roberts Street, Norristown, PA 19401-3045.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann L. Singley, in her Capacity as Co-Executrix and Devisee of the Estate of Sandra G. Middleton and Susan M. Bolton, in her Capacity as Co-Executrix and Devisee of the Estate of Sandra G. Middleton** at the suit of Wells Fargo Bank, N.A. Debt: \$96,162.87.

Meredith Wooters, Attorney. I.D. #307207

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.

12-19077

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania bounded and described according to a subdivision prepared for Hillside Investment, Inc., Section I by Yerkes Associates, Inc., Consulting Engineers dated February 23, 1981 and recorded in the Office of the Recorder of Deeds in Plan Book A-45, Page 75, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Yorktown South (fifty feet wide) measured the two following courses and distances from a point on the Southeasterly side of Bassett Lane (fifty feet wide): (1) on the arc on a circle curving to the left having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent; (2) South sixty-five degrees, nine minutes East, forty-three and fifteen one-hundredths feet; thence extending from said point and place of beginning along Lot No. 111 passing through a partition wall North twenty-four degrees, fifty-one minutes East crossing a fifteen feet wide storm easement one hundred five feet to a point, a corner of Lot No. 110; thence extending along said lot South sixty-five degrees, nine minutes East twenty feet to a point, a corner of Lot No. 113; thence extending along said lot passing through a partition wall and recrossing said fifteen feet wide storm easement South twenty-four degrees, fifty-one minutes West, one hundred five feet to a point on the Northeasterly side of Yorktown South; thence extending along said Yorktown South North sixty-five degrees, nine minutes West, twenty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dawn M. Lehman, by Deed from Cynthia Goss and Karen Paul, Co-Executrices of the Estate of Janice C. Fellman, a/k/a, Janice Christian Fellman, a/k/a, Janice Fellman, Deceased and Karen Paul and Cynthia Goss, Individually, dated 04/24/2006, recorded 05/10/2006 in Book 5600, Page 914.

Parcel Number: 63-00-09802-12-5.

Location of property: 1943 Yorktown South, Norristown, PA 19403-3525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dawn M. Lehman** at the suit of Wells Fargo Bank, N.A. Debt: \$169,098.16.

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.

12-19094

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described 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 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 of tangent on the Easterly side of Bromley Drive (52.000 feet wide) and which point is at the arc distance of 26.260 feet, measured on the arc of a curve, curving to the right, having a radius of 18.000 feet

from a point of reverse curve on the Northerly side of Turnbury Road (52.000 feet wide); thence extending from said point of beginning and along the said Easterly side of Bromley Drive, the two following courses and distances, viz: (1) extending North 15 degrees, 30 minutes, 00 seconds West, the distance of 58.465 feet to a point of curve; and (2) thence extending Northwardly on the arc of a curve, curving to the left, having a radius of 126.000 feet, the arc distance of 45.376 feet to a point, a corner of Lot Number 20, as shown on said plan; thence extending North 66 degrees, 31 minutes, 30 seconds East, along Lot Number 20, the distance of 131.340 feet to a point, a corner in line of Lot Number 15, as shown on said plan; thence extending South 12 degrees, 32 minutes, 00 seconds East, along Lot Number 15, the distance of 30.606 feet to a point, a corner of Lot Number 18, as shown on said plan; thence extending South 01 degrees, 54 minutes, 02 seconds West, along Lot Number 18, the distance of 130.045 feet to a point on the said Northerly side of Turnbury Road; thence extending Westwardly, along the said Northerly side of Turnbury Road on the arc of a curve, curving to the left, having a radius of 376.000 feet, the arc distance of 72.113 feet to a point of reverse curve on the same; thence leaving the said Northerly side of Turnbury Road on the arc of a curve, curving to the right, having a radius of 18.000 feet, the arc distance of 26.260 feet to the first mentioned point of tangent on the said Easterly side of Bromley Drive and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Nina A. Heaton, by Deed from The Estate of Hugh Jon Nelson and Nina Heaton, dated 07/18/2008, recorded 08/07/2008 in Book 5703, Page 936.

Parcel Number: 47-00-00254-00-5.

Location of property: 2329 Bromley Drive, Gilbertsville, PA 19525-9785.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nina A. Heaton** at the suit of JP Morgan Chase Bank, National Association. Debt: \$206,866.25.

Allison F. Zuckerman, 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.

12-19470

ALL THAT CERTAIN unit located in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Unit No. 111 in the Stony Creek Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania.

TOGETHER with a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for Stony Creek Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 4819, Page 1495, and any and all Amendments thereto, as the same may change from time to time.

BEING the same premises which Maynard A. Yoder et al. by Deed dated September 30, 2010 and recorded October 4, 2010 in Montgomery County Deed Book 5781, Page 715, granted and conveyed unto Deana Ramsey.

Parcel Number: 33-00-08575-70-7.

Location of property: 111 Stony Way, East Norriton, PA 19403.

The improvements thereon are: A Condominium Unit.

Seized and taken in execution as the property of **Deana Ramsey** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$123,951.87 (total amount of judgment).

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

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.

12-19928

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 10th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made by George F. Shaner, Professional Engineer, dated January 19, 1948 and recorded in the Recorder of Deeds Office at Norristown, Pennsylvania in Deed Book 1898, Page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Kenneth Street (50 feet wide) at the distance of one hundred forty-five feet, nine inches, South forty-seven degrees, twenty minutes East from a point of tangent in the said side of Kenneth Street, which point of tangent is at the distance of twenty-four feet, nine inches measured along the arc of a circle curving to right with a radius of twenty feet from a point of curve on the Southeasterly side of Hale Street (50 feet wide); thence extending along the said side of Kenneth Street South forty-seven degrees, twenty minutes East, fifty feet to a point a corner of Lot #47 on said plan; thence extending along the same South forty-two degrees, forty minutes West, one hundred feet to the center line of a certain ten feet wide utility easement; thence extending along the center line of said utility easement North forty-seven degrees, twenty minutes West, fifty feet to a point a corner of Lot #45 on said plan; thence extending along the same North forty-two degrees, forty minutes East, one hundred feet to the said side of Kenneth Street, the first mentioned point and place of beginning.

BEING Lot #46 on said plan.

Parcel Number: 16-00-17092-00-1.

Location of property: 576 Kenneth Street a/k/a 576 Kenneth Avenue, Pottstown, PA 19464-4329.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Martha E. Olekszyk** at the suit of Diamond Credit Union. Debt: \$111,995.41.

Philip G. Curtin, Attorney. I.D. #52324

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.

12-20592

ALL THAT CERTAIN unit designated as Building No. 30, Unit No. 21 KEA being a Unit to the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of the Gwynedd Club, a Condominium including Plats and Plans bearing date 21st day of November A.D. 1988 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on December 2, 1988 in Deed Book 4895, Page 955.

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

Parcel Number: 56-00-04493-10-4.

Location of property: 21 Kearney Drive, North Wales, PA 19454.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Kelli Toal** at the suit of PNC Bank National Association. Debt: \$126,437.81.

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.

12-20936

ALL THAT CERTAIN lot of land, together with the house thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, being known as Lot No. 20 on plan of lots known as "Green Acres" bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Keim Street, distant 1277.7 feet from the intersection of Mervine Road and Keim Street; thence along the center line of Keim Street North 37 degrees, 46 minutes East, 100 feet to a point, a corner of this and Lot No. 21; thence along the same South 52 degrees, 14 minutes East, 200 feet to a point, a corner; thence South 37 degrees, 46 minutes West, 100 feet to a corner of this and Lot No. 19; thence along the same North 52 degrees, 14 minutes West, 200 feet to the point or place of beginning.

BEING the same premises which Gerhard Mross and Adeiheid G. Mross, as Joint Tenants With Right of Survivorship by Deed dated July 24, 2002, and recorded in the Montgomery County Recorder of Deeds' Office on July 31, 2002, in Deed Book 5418, Page 222, granted and conveyed unto Gerhard Mross, in Fee.

TITLE TO SAID PREMISES IS VESTED IN Gerhard Mross, singleman by Deed from Gerhard Mross, singleman and Adeiheid G. Mross, singlewoman as Joint Tenants With the Rights of Survivorship dated 07/10/2006, recorded 07/12/2006 in Deed Book 05607, Page 2041.

Parcel Number: 42-00-02191-00-8.

Location of property: 1448 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Michael P. Breyer, Deceased, Amy Breyer, and Michael Breyer, Deceased** at the suit of Deutsche Bank National Trust Company, as Trustee Under the Pooling and Servicing Agreement dated as of September 1, 2006, GSAMP Trust 2006-FM2, Mortgage Pass-Through Certificates, Series 2006-FM2. Debt: \$195,060.90.

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.

12-21100

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Hanover Township** and partly in the Borough of Red Hill bounded and described according to a survey made in September, 1966, by Albert G. Newbold, Registered Engineer, as follows, to wit:

BEGINNING at an iron pipe on the Northwesterly side of Gravel Pike (Traffic Route No. 29) said pipe marking a corner with lands of Thomas Leister; thence by the same North 84 degrees, 48 minutes, 40 seconds West, 212.62 feet to an iron pipe, a corner in line of lands of Hounds Bark Development Company; thence by the same North 41 degrees, 23 minutes West, 12.60 feet to an iron pipe in a line of land of National Factors, Inc.; thence by the same and National Factors, Inc. North 47 degrees, 15 minutes, 20 seconds East, 48.53 feet to an iron pipe; thence North 5 degrees, 29 minutes, East 51.89 feet to an iron pipe in a corner of other lands of now or late Ralph Mack, Jr.; thence by the same and passing through an iron pipe at a distance of 10 feet from the line terminus South 85 degrees, 53 minutes East, 193.43 feet to a point on the Westerly side of Route No. 29; thence by the same South 7 degrees, 42 minutes, 30 seconds West, 100.29 feet to the place of beginning.

BEING the same premises which Robert Lutz, by Deed dated January 25th, 2008 and recorded February 25th, 2008 in Montgomery County in Deed Book 5683, Page 1080 granted and conveyed unto Shannon Lutz and Sue Lutz in fee. Parcel Number: 57-00-01480-00-2.

Location of property: 83 Gravel Pike, Red Hill, Upper Hanover Township, Montgomery County, PA.

The improvements thereon are: Residential - mobile home - owner's lot.

Seized and taken in execution as the property of **Shannon Lutz and Susan Lutz** at the suit of First Savings Bank of Perkasio. Debt: \$73,837.37.

Jeffrey G. Trauger, 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.

12-21116

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

BEGINNING at an iron pin a corner in the public road leading from Salford Station to Hendricks Station on the Perkiomen Railroad extending North 07 degrees, 25 minutes East, 100 feet to an iron pin a corner; thence South along land now or late of James I. Lachlan 82 degrees, 35 minutes East, 150 feet to an iron pin a corner; thence South 07 degrees, 25 minutes West still along land now or late of James L. Lachlan 100 feet to an iron pin a corner; thence North 82 degrees, 35 minutes West along lot of Harry I. Golars 150 feet to the place of beginning.

BEING the same premises which Allison L. Thomas n/b/m Allison Walker by Deed dated 01/10/2002 and recorded 02/28/2002 in Montgomery County in Deed Book 5397, Page 2275 granted and conveyed unto Allison Walker and Troy Walker, wife and husband.

Parcel Number: 62-00-00865-00-9.

Location of property: 1791 Hendricks Road, Salford, PA 18957.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Allison Walker and Troy Walker** 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, 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., a Federal Association. Debt: \$67,241.78.

Salvatore Filippello, Attorney, I.D. #313897

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.

12-21458

ALL THAT CERTAIN unit in the property known, named and identified as Brookside Condominiums, located in **Horsham Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C. S. 3101, et seq., by the recording in the Office for the Recording of Deeds in and for the County of Montgomery of a Declaration dated May 28, 1985 and recorded on October 1, 1985 in Deed Book 4779, Page 2437, being and designated as Unit No. 48, together with a proportionate undivided interest in the common elements (as defined in such declaration) of 1.786.

TITLE TO SAID PREMISES IS VESTED IN Maryann C. Dougherty, by Deed from Paul A. Augustine and Kathryn E. Vanhorn, dated 05/25/2006, recorded 06/06/2006 in Book 5603, Page 604.

Parcel Number: 36-00-01162-58-4.

Location of property: 48 Brookside Court a/k/a 48 Brookside Court, Condominium 48, Horsham, PA 19044-1958.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Maryann C. Dougherty** at the suit of GMAC Mortgage, LLC. Debt: \$154,946.93.

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.

12-21696

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Perkiomen Woods, made by F. X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/1976 and last revised 12/2/1987 and recorded at Norristown in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cherrywood Court as shown on said plan a corner of Lot No. 274 on said plan; thence extending along the Southwesterly side of Cherrywood Court South 73 degrees, 37 minutes, 14 seconds East, 31 feet to a point; thence extending along open space on said plan South 16 degrees, 22 minutes, 46 seconds West, 90.00 feet to a point; thence still along the same North 73 degrees, 37 minutes, 14 seconds West, 31 feet to a point; thence extending along Lot No. 274 aforementioned North 16 degrees, 22 minutes, 46 seconds East, 90.00 feet to the point and place of beginning.

BEING Lot No. 275 Country Oaks.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-ways, easements and agreements of record.

FURTHER UNDER AND SUBJECT to the following restrictions, all of which shall be binding upon the Grantees and each of their heirs, administrators, executors, successors and assigns, and all of which shall be deemed to run with the premises being conveyed hereunder (the Premises) and be enforceable by Grantor, its successors, and such of its assigns as shall receive from Grantor the specific right (the Enforcement Right) to enforce the following restrictions by specific reference to the granting of such right in deeds or deeds of conveyance to such assignees being hereinafter referred to as an Enforcement Assignee.

A. No signs of any nature shall be displayed either on the interior or exterior of the residence on the Premises which are visible from the exterior of such residence for a period of one (1) year from date of Deed including, but not limited to For Sale signs. Upon expiration of such one year period, no signs of any nature (including but not limited to For Sale signs shall be displayed on the Premises) other than signs displayed in the interior of the residence on the Premises) until the earlier to occur of (i) the tenth (10th) anniversary of the date of this deed, or (ii) the date on which no holder of the Enforcement Rights retains ownership of any lot(s) within Section 5 or 5A of the Perkiomen Woods Development (as such Sections are depicted in Plan Book A-49, Page 221).

B. The existing grade of the Premises shall not be altered or change in any way, and the existing drainage flow of ground water and/or surface water across the Premises shall not be impeded, altered; or disturbed in any way.

C. No buildings, structures, walls, fences, swimming pools, paving or other improvements shall be installed or erected on the Premises which would impair vehicular or pedestrian access to any portion of the Premises burdened by an easement so as to interfere with the exercise of any party's easement rights.

D. In the event the Premises is in violation of any of the terms, provisions or conditions of items (A) through (C) above, Grantor, its successors and its Enforcement Assignees shall have the right, with or without process of law, to enter upon the Premises and cure any such violation Grantees, their heirs, administrators, executors, successors and assigns, hereby assume full liability for and agree to indemnify, defend and hold harmless Grantor, as successors and assigns from and against any loss or damage resulting from any such violation (including, but not limited to Court costs and attorney's fees).

EXCEPTING AND RESERVING unto Grantor, its successors and Enforcement Assignees, the right, without consent of any person or entity, to terminate any or all of the above restrictions by executing and recording in the Office for the Recording of Deeds in Montgomery County, Pennsylvania, an instrument stating that such restriction or restrictions are thereby terminated.

GRANTEES further understand that neither they nor Grantor has express or implied (erroneously stated as impliedly in prior deed) represented, expected, intended or agreed that there will, at any time, whatsoever, be imposed upon Grantor's remaining land, wherever located, the foregoing restrictions or any restrictions whatsoever, nor that Grantor will include any restrictions in any agreement of sale or conveyance with or to anyone other than Grantees.

TITLE TO SAID PREMISES IS VESTED IN Paul J. Tirado, by Deed from Stephanie Lundy, dated 05/28/2004, recorded 07/01/2004, in Book 05514, Page 1678, in Instrument #2004134561.

Parcel Number: 61-00-00895-77-2.

Location of property: 114 Cherrywood Court, Collegeville, PA 19426-3912.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul J. Tirado** 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: #273.720.27.

Meredith Wooters, Attorney. I.D. #307207

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.

12-22438

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a certain plan thereof known as Subdivision Plan, Section Number 7 Country Club Manor made by C. Raymond Weir, Registered Professional Engineer, dated October 24, 1961 and last revised June 27, 1962 and plan being recorded in the Office of the Recorder of Deeds for Montgomery County of Norristown, Pennsylvania, in Plan Book C-1, Page 114, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dreshertown Road (fifty-five feet wide) said point being the three following courses and distances from a point formed by the intersection of the title line in the bed of Dreshertown Road (fifty-five feet wide) with the extended center line of Oriole Lane (fifty feet wide): (1) leaving the extended center line of Oriole Lane, North seventy-three degrees, forty-four minutes, twelve seconds West along the title line through the bed of Dreshertown Road (fifty-five feet wide) one hundred ninety-eight and thirty-seven one-hundredths feet to a point of curve on the same; (2) Southeastwardly through the bed of Dreshertown Road thirty feet to a point of curve on the Southwestly side of Dreshertown Road; and (3) Northwestwardly and the Southwestwardly along Declaration Road (fifty-five feet wide) on the arc of a circle curving to the left having a radius of seven hundred eighty-nine and two one-hundredths feet the arc distance of seven hundred thirty-three and twenty-six one-hundredths feet to the point of beginning; thence extending from a point of beginning South thirty-six degrees, fifty-nine minutes East, one hundred ninety-nine and eighty-one hundredths feet to a point; thence extending South sixty degrees, twenty-one minutes West, thirty-five and seventy-six one-hundredths feet to a point; thence extending South forty-one degrees, seventeen minutes West, fifty-two and ninety-five one-hundredths feet to a point; thence extending North forty-five degrees, thirty minutes West, one hundred ninety-nine and forty-nine one-hundredths feet to a point on the Southeasterly side of Dreshertown Road, aforesaid; thence extending Northwestwardly along the Southeasterly side of Dreshertown Road on the arc of a circle curving to the right having a radius of seventy hundred eighty-nine and two one-hundredths feet the arc distance of one hundred seventeen and twenty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 155 as shown on the above mentioned plan.

BEING the same premises which Donald L. Black, Sr. and Julianne Black by Deed dated November 22, 1976 and recorded in Montgomery County in Deed Book 4162, Page 449 conveyed unto Manoch Muantongchin and Suteeta Muantongchin, husband and wife, in fee.

BEING the same premises which Manoch Muantongchin and Suteeta Muantongchin, husband and wife by Deed dated February 20, 2006 and recorded February 22, 2006 in Montgomery County in Deed Book Volume 3591, Page 1084 conveyed unto Suteeta Muantongchin, in fee.

TITLE TO SAID PREMISES IS VESTED IN William Colon and Tonia D. Colon, by Deed from Suteeta Muantongchin, dated 08/06/2007, recorded 08/14/2007 in Book 5660, Page 1764.

Parcel Number: 54-00-05131-00-8.

Location of property: 609 Dreshertown Road, Fort Washington, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Colon and Tonia D. Colon** at the suit of American Heritage Federal Credit Union. Debt: \$285,282.60 plus interest to sale date.

Martha E. Von Rosenstiel, 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.

12-22712

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

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

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

UNDER AND SUBJECT to certain restrictions of record.

Under AND SUBJECT, as aforesaid.

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

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

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

The improvements thereon are: Residential dwelling.

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

Nicholas Gaunce, 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.

12-22970

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 29th day of April, A.D. 1931, as follows, to wit:

BEGINNING at a point on the Northeast side of Chelsea Road (50 feet wide) at the distance of 192.22 feet Southeastwardly from the intersection of the produced Northeasterly line of Chelsea Road and the produced Southeasterly line of Penrose Avenue (50 feet wide).

CONTAINING in front or breadth on said Chelsea Road 24.10 feet and extending of that width in length or depth Northeastward between parallel lines at right angles to said Chelsea Road 100 feet to the center line of Trinity Drive (12 feet wide), which extends Southeastward from said Penrose Avenue to Cedar Lane.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid Trinity Drive as and for an automobile driveway, passageway and watercourse and also together with the free and common use, right, liberty, and privilege of the said Chelsea Road, Cedar Lane and Penrose Avenue as and for streets, passageways and watercourses at all times in common with the owners, tenants and occupiers of the other lots bounding thereon.

TITLE TO SAID PREMISES IS VESTED IN Felicia Y. Herron-Ahmeen, by Deed from Thomas R. Wescott and Denise Wescott, his wife, dated 07/30/1998, recorded 08/24/1998 in Book 5237, Page 1326.

Parcel Number: 31-00-05134-00-1.

Location of property: 1815 Chelsea Road, Elkins Park, PA 19027-1057.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Felicia Y. Herron-Ahmeen** 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: \$97,721.51.

Allison F. Zuckerman, 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.

12-23019

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 19 in accordance with a subdivision plan for Kimberly Knoll, Inc. recorded in Plan Book A-37, Page 46, bounded and described, as follows:

BEGINNING at a point of reverse curve on the Northerly side of the cul-de-sac (50 feet radius) at the terminus of Kristin Court (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Westerly side of Kimberly Drive (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 23.56 feet to a point of tangent on the Northerly side of Kristin Court; (2) measured along the same North 88 degrees, 39 minutes West, 70.78 feet to a point of curve therein; (3) on the arc of a circle curving to the right measured along the said side of Kristin Court having a radius of 45.00 feet the arc distance of 33.41 feet to the point of beginning, said point being a corner of Lot No. 20 on said plan; thence extending from said point of beginning along the Northerly and Northwesterly sides of the aforesaid cul-de-sac of Kristin Court, on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 65.35 feet to a point, a corner of Lot No. 18 on said plan; thence extending along the same North 31 degrees, 00 minutes West, 105.81 feet to a point in line of lands now or late of Dominio Sergie; thence extending along the same and along lands now or late of Anthony Longo and lands now or late of Everett Wier North 46 degrees, 21 minutes East, 165.70 feet to a point, a corner of Lot No. 21 on said plan; thence extending along the same and along Lot No. 20 on said plan South 01 degree, 21 minutes West, 211.96 feet to the first mentioned point and place of beginning.

BEING the same premises which Margaret M. Szalejko conveyed to Mark McIlvaine and Laura McIlvaine, as Tenants by the Entirety, by Deed dated 07-19-04 and recorded on 08-12-04 in Deed Book 5521, Page 2003, Montgomery County records.

To be sold as the property of Mark McIlvaine and Laura McIlvaine.

Parcel Number: 33-00-05009-04-3.

Location of property: 3303 Kristin Court, East Norriton Township, Montgomery County, PA.

The improvements thereon are: Residential, single family dwelling.

Seized and taken in execution as the property of **Mark McIlvaine and Laura McIlvaine** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$30,352.97.

Michael J. Gombar, Jr., Attorney. I.D. #201406

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.

12-23068

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has 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 of the Recorder of Deeds of Montgomery County of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424, a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438; a First Amendment of Code of Regulations of Morgandale dated 9/16/1987 and recorded on 2/25/1988 in Deed Book 4866, Page 294; a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925, Page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066, Page 500; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 241; a Sixth Amendment to Declaration of Condominium dated May 1, 1977 and recorded in Deed Book 4201, Page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded in Deed Book 4230, Page 97 and an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded in Deed Book 4235, Page 542; a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded in Deed Book 4262, Page 411; and a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded in Deed Book 4270, Page 291; and an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426; and a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66;

and a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453, Page 417; and a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63; and a Fifteenth Amendment to Declaration dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265; and a Sixteenth Amendment to Declaration dated August 22, 1980 and recorded August 28, 1980 in Deed Book 4555, Page 377; and a Seventeenth Amendment to Declaration dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200; and an Eighteenth Amendment to Declaration dated May 9, 1984 and recorded May 10, 1984 in Deed Book 4735, Page 2402, and an Amended Declaration Plan thereto made part of said Eighteenth Amendment recorded in Deed Book 4735, Page 2402 and said Amended Declaration Plan also recorded June 12, 1981 in Condominium Plan Book 8, Page 75 to 78, inclusive, being and designated on the Declaration Plan as Building 39, Unit 1903, as more fully described in such Amendments of Declaration of Condominium and Declaration Plan.

TOGETHER with an undivided interest in Common Elements (as defined in such Declaration of Condominium) of 0.1786%.

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

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

TITLE TO SAID PREMISES IS VESTED IN Consuela M. Waynes, by Deed from Deutsche Bank National Association Trust Company, as trustee f/k/a Bankers Trust Company of California, N.A., not in its individual capacity but solely as trustee on behalf of Vendee Mortgage Trust 1993-1, dated 09/16/2003, recorded 10/16/2003 in Book 5477, Page 1951.

Parcel Number: 53-00-05648-00-5.

Location of property: 1903 Nashmont Court, Lansdale, PA 19446-4328.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Consuelo Waynes a/k/a Consuelo M. Waynes** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$48,386.87.

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.

12-23074

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery, State of Pennsylvania and described according to a plan of property surveyed for William Jacobs, by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, October 18, 1950 and revised November 8, 1951, as follows, to wit:

BEGINNING at a point on the Southwest side of Seventh Street (48 feet wide) at the distance of 339.44 feet measured along same North 44 degrees, 27 minutes West from its intersection with the Northwest side of Walnut Street (44 feet wide); thence extending from said beginning point South 45 degrees, 33 minutes West partly through a party wall between these premises and the premises adjoining to the Southeast 227.34 feet to the Northeast side of a certain 20 foot wide alley which extends Southeastward and communicates at its Southeasternmost end with a certain other 20 foot wide alley, which extends northeastward into Seventh Street; thence extending along the Northeast side of first above mentioned 20 feet wide alley North 47 degrees, 45 minutes West, 18.03 feet to a point; thence extending North 45 degrees, 33 minutes East partly through a party wall between these premises and premises adjoining to the Northwest 228.38 feet to a point on the Southwest side of Seventh Street; thence extending along same South 44 degrees, 27 minutes East, 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 65 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick A. McDevitt and Katheryn L. Radde, by Deed from Patrick A. McDevitt, dated 06/25/2004, recorded 08/06/2004 in Book 5520, Page 2305.

Parcel Number: 11-00-14556-00-4.

Location of property: 134 West 7th Street, Lansdale, PA 19446-2315.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katheryn L. Radde and Patrick A. McDevitt** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., 2006-NC2, Asset-Backed Pass-Through Certificates, Series 2006-NC2. Debt: \$148,860.50.

Meredith Wooters, Attorney. I.D. #307207

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.

12-23106

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Cheltenham Township**, in the County of Montgomery, State of Pennsylvania; bounded and described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, Jenkintown, Pennsylvania, on May 7, 1929, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Church Road (33 feet wide) at the distance of 253.79 feet Northwest of the point of curve of the Northerly radius corner of Church Road and Ogontz Avenue (50 feet wide); thence along the Northeasterly side of said Church Road North 41 degrees, 7 minutes, 30 seconds West, 50 feet to a corner; thence North 48 degrees, 52 minutes, 30 seconds East, partly along the Southeasterly side of a 10 feet wide right-of-way and crossing a 10 feet wide right-of-way 181.45 feet to a corner on the Westerly side of Tacony Creek; thence along the same South 15 degrees, 7 minutes, 30 seconds East, 55.63 feet to a corner; thence South 48 degrees, 52 minutes, 30 seconds West crossing a 10 feet wide right-of-way 157.06 feet to the place of beginning.

EXCEPTING out this for the use of this and adjoining owners a certain 10 feet wide right-of-way across the rear of this lot. Together with the right and use of a certain 10 feet wide right-of-way running along the Northwest side of the above described premises and extending into Church Road the Southeast side thereof being described above.

TITLE TO SAID PREMISES VESTED IN John W. Leonard and Shawna Leonard, as Tenants by the Entirety by Deed from Jimmie Baker, Jr. and Barrie G. Baker dated 01/25/07 and recorded 02/16/07 in the Montgomery County Recorder of Deeds in Book 5635, Page 2495.

Parcel Number: 31-00-06298-00-7.

Location of property: 537 Church Road a/k/a 537 East Church Road, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John Leonard a/k/a John W. Leonard and Shawna Leonard** at the suit of LNV Corporation. Debt: \$457,045.81.

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.

12-23154

ALL THAT CERTAIN message and tract of land, together with the buildings and improvements thereon erected, situate on the Northerly side of Second Street, in **Pottstown Borough**, West of York Street, bounded and limited and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Second Street, at the distance of 166 feet, 1 1/2 inches more or less Westwardly from the Northwest corner of Second and York Street, a corner of this and land now or late of Paul D. Marco; thence Northwardly along the same a distance of 140 feet to the Southerly side of a 20 feet wide alley; thence Westwardly along the same, a distance of 15.03 feet to a point; thence Southwardly along the same a distance of 140 feet to the Northerly side of Second Street, aforesaid, passing in part of said course and distance thru the dividing wall of the brick message erected upon this and land directly adjoining on the West; thence Eastwardly along said Second Street, a distance of 15.03 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa Steffy, by Deed from Stephen R. Willett, dated 05/30/2007, recorded 06/21/2007 in Book 5651, Page 2196.

Parcel Number: 16-00-25304-00-6.

Location of property: 37 1/2 East 2nd Street, Pottstown, PA 19464-5203.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Steffy** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$54,586.52.

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.

12-23397

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, as follows, to wit:

BEGINNING at a point on the Northwesterly side of George Street at the distance of 241.6 feet Northeastwardly from the Northeasterly side of Elm Street said point being in the middle of the partition wall between this house and the house adjoining to the Southwest; thence at right angles to George Street extending Northwestwardly 100 feet to a point, a corner of land now or late of Charles Martino; thence along said land Northeastwardly 16 feet to a point; thence extending Southeasterly passing through the middle of the partition wall and alley under said wall dividing the house from the house to the Northeast 100 feet to a point on the Northwesterly side of George Street; thence along the said side of George Street extending Southwestwardly 16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul Layman and Margaret Layman, by Deed from Maryanne Moore and Edwin Homskie and Margaret Layman and Regina Paciello, heirs of the Estate of Margaret Homskie Dewhurst, dated 09/07/1999, recorded 02/01/2000 in Book 5305, Page 867.

Parcel Number: 13-00-13620-00-2.

Location of property: 827 George Street, Norristown, PA 19401-3732.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul Layman and Margaret Layman** at the suit of Citimortgage, Inc. Debt: \$97,049.16.

Lauren R. Tabas, Attorney. I.D. #93337

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.

12-23571

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan prepared by Perry J. Stutman & Associates, Civil Engineer and Planners, A Subsidiary of Industrial Engineers, Proposed Subdivision for Mr. and Mrs. Anthony Lepore, dated December 20, 1986, last revised June 2, 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 375, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Loch Alsh Avenue, (50.00' wide), at a corner of Parcel 1, as shown on said plan, and which point is at the distance of 310.00' measured South 49 degrees, 11 minutes East, from the point of intersection of the aforesaid Northeasterly side of Loch Alsh Avenue with the Southeast side of Hoffman Road, extended; thence from said point of beginning North 40 degrees, 49 minutes East along Parcel 1, aforesaid, and crossing a certain 10' wide sewer easement, as shown on said plan, the distance of 216.67 feet to a point, a corner; thence extending North 49 degrees, 11 minutes West, along Parcel 1, the distance of 120.00' to a point, a corner, in line of lands now or formerly of Smith, as shown on said plan; thence extending North 40 degrees, 49 minutes East along said lands of Smith and also along lands now or formerly of Delaney, as shown on said plan, the distance of 108.34' to a point, a corner, of lands now or formerly of Malley, as shown on said plan; thence extending South 74 degrees, 32 minutes East, along said lands of Malley and also along lands now or formerly of Kahoon and lands now or formerly of Marvill, as shown on said plan, the distance of 209.88' to a point, a corner of lands, now or formerly of Vollrath, as shown on said plan; thence South 15 degrees, 28 minutes West, along said lands of Vollrath, the distance of 106.15' to a point, a corner of lands now or formerly of the Borough of Ambler, as shown on said plan; thence extending along said lands of Borough of Ambler, the two (2) following courses and distance, viz: (1) extending North 74 degrees, 32 minutes West, the distance of 99.72' to a point, a corner; and (2) extending South 40 degrees, 49 minutes West, crossing a certain 10' wide sewer easement aforesaid, and also extending partially through an existing drive, as shown on said plan, the distance of 276.24' to a point on the aforesaid Northeasterly side of Loch Alsh Avenue; thence extending North 49 degrees, 11 minutes West, along the aforesaid Northeasterly side of Loch Alsh Avenue, and crossing a certain 20.00' wide access easement, the distance of 25.00' to the first mentioned point and place of beginning. Being Parcel 2, as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Thomas E. Trainor, Jr. and Marsia Fluehr Trainor, husband and wife by Deed from Anthony J. Lepore (also known as Anthony Lepore) and Eileen M. Lepore (also known as Eileen Lepore), husband and wife dated 09/30/87 and recorded 10/07/87 in the Montgomery County Recorder of Deeds in Book 4853, Page 1245.

Parcel Number: 54-00-10780-50-6.

Location of property: 712 Loch Alsh Avenue, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Thomas E. Trainor, Jr. and Marsia Fluehr Trainor** at the suit of Astoria Federal Savings and Loan Association. Debt: \$556,265.60.

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.

12-23729

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereon known as subdivision plan prepared for Waldemar H. Wright made by Thomas F. Dinan, Professional Engineer, dated 2/20/1969, as follows, to wit:

BEGINNING at a point in the center line of South Gulph Road (33 feet wide) a corner of Lot No. 3 on said plan, said point being intersection with the center line of Henderson Road: (1) leaving Henderson Road North 72 degrees, 30 minutes West, 250.78 feet to a point, an angle in the center line of South Gulph Road; and (2) North 72 degrees, 13 minutes, 45 seconds West along the center line of South Gulph Road 9.85 feet to the point of beginning; thence extending from said point of beginning North 72 degrees, 13 minutes, 45 seconds West along the center line South Gulph Road 98.44 feet to a point a corner of Lot No. 1 on said plan; thence extending North 17 degrees, 39 minutes East along Lot No. 1 aforesaid; crossing the Northeasterly side of South Gulph Road 106.85 feet to a point in line of lands now or late of George Barker; thence extending South 88 degrees, 01 minute East along the last mentioned lands 76.64 feet to a point a corner of Lot No. 3 aforesaid; thence extending South 06 degrees, 44 minutes West along Lot No. 3 aforesaid recrossing the Northeasterly side of South Gulph Road 130.11 feet to the first mentioned point and place of beginning.

BEING the same premises which Edyth B. Kerr, widow by Deed dated 06/03/1999 and recorded 06/24/1999 in Montgomery County in Deed Book 5277, Page 37 granted and conveyed unto William D. Deery, Jr.

Parcel Number: 58-00-17056-00-4.

Location of property: 704 South Gulph Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **William D. Deery, Jr.** at the suit of JP Morgan Chase Bank, N.A., as Courier 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., Federal Association. Debt: \$134,982.80.

Salvatore Filippello, Attorney, I.D. #313897

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.

12-23902

ALL THAT CERTAIN message and lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as No. 925 Buttonwood Street, Norristown, Pennsylvania, being the Northeastly eight feet of Lot No. 54 and Southwesterly eight feet of Lot No. 53 in Block "A", Wayne Terrace Development of Norristown Realty Company, more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Buttonwood Street at the distance of 198.67 feet Northeastwardly from Beech Street, thence at right angles to said Buttonwood Street, the line passing for a portion of the distance through the middle of the partition wall of the house erected upon this and the adjoining lot to the Southwest, Northwestwardly a distance of 120.6 feet to a 20 feet wide alley; thence by and along the said side of said alley Northeastwardly 16 feet to a point in line of Lot No. 53; thence passing through Lot No. 53, the line passing for a portion of the distance through the middle of the partition wall of the house erected upon this and adjoining premises to the Northeast, Southeastwardly a distance of 120.6 feet to the Northwesterly side of Buttonwood Street aforesaid; thence by and along the said side of Buttonwood Street Southwestwardly a distance of 16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carmella Angelichio and Vincent I. Angelichio, as Joint Tenants With Right of Survivorship and not as Tenants in Common, by Deed from Alex J. McGarvey, also known as Alexander J. McGarvey, dated 9/15/2005, recorded 10/11/2005 in Book 5574, Page 1631, in Instrument #2005147030.

Parcel Number: 13-00-06036-00-8.

Location of property: 925 Buttonwood Street, Norristown, PA 19401-3653.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carmella Angelichio and Vincent I. Angelichio** 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: \$92,522.40.

Meredith Wooters, Attorney. I.D. #307207

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.

12-23953

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of "769 Beech Street" made by ProTract Engineering, Inc. Pottstown, Pa, dated 3/07/2005 and last revised 8/10/2005 and recorded in Plan Book 25, Page 307 bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Beech Street (60 feet wide) a corner of this and Lot No. 1 on the above plan; thence extending along Lot No. 1 North 00 degrees, 07 minutes, 27 seconds East, 135.00 feet to a point on the Southerly side of a 20 feet wide alley; thence extending along said alley South 89 degrees, 52 minutes, 33 seconds East, 37.50 feet to a point a corner of Lot No. 3 South 00 degrees, 07 minutes, 27 seconds West, 135.00 feet to a point on the aforesaid side of Beech Street; thence extending along Beech Street North 89 degrees, 52 minutes, 33 seconds West, 37.50 feet to a point a corner of Lot No. 1 aforesaid the first mentioned point and place of beginning.

BEING the same premises which Accolade Properties Inc., a Pennsylvania Corporation, by Deed dated September 18, 2006 and recorded in the Montgomery County Recorder of Deeds Office on October 4, 2006 in Deed Book 5618, Page 01006, granted and conveyed unto Kimberly Sorgini and Nicholas Sorgini, husband and wife.

Parcel Number: 16-00-01808-01-2.

Location of property: 773 Beech Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kimberly Sorgini and Nicholas Sorgini** at the suit of JP Morgan Chase Bank, National Association. Debt: \$261,533.88.

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.

12-24123

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Part of Leverock Manor, Section No. 3, made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on April 23, 1956 and last revised November 5, 1957, as follows, to wit:

BEGINNING at a point on the Northeastly side of Cobden Road (50 feet wide), which point is measured North 52 degrees, 53 minutes West, 44.30 feet from a point, which point is at the distance of 885.01 feet, measured Northwestwardly along the Northwestwardly side of Cobden Road from a point, which point is measured on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 41.45 feet from a point on the Northwesterly side of Willow Grove Avenue (60 feet wide); thence extending along the Northeastly side of Cobden Road, North 52 degrees, 53 minutes West, 101.35 feet to a point; thence extending North 37 degrees, 07 minutes East, 246.47 feet to a point; thence extending South 53 degrees, 22 minutes East, 101.35 feet to a point; thence extending South 37 degrees, 07 minutes West, 247.32 feet to a point on the Northeastly side of Cobden Road, the first mentioned point and place of beginning.

BEING Lot No. 50 Cobden Road.

TITLE TO SAID PREMISES IS VESTED IN Terrence Peters, by Deed from Eloise R. Scott, dated 08/17/2004, recorded 08/27/2004 in Book 5523, Page 1253.

Parcel Number: 52-00-04168-00-1.

Location of property: 8201 Cobden Road, Glenside, PA 19038-7132.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terrence Peters** at the suit of JP Morgan Chase Bank, National Association. Debt: \$295,184.90.

Meredith Wooters, Attorney. I.D. #307207

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.

12-24414

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "The Tower at Oak Hill", a Condominium, located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et seq. by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated February 24, 1989 and recorded February 28, 1989 in Deed Book 4903, Page 1429, and First Amendment to Declaration of Condominium of The Tower at Oak Hill dated April 12, 1989 and recorded May 10, 1989 in Deed Book 4910, Page 1533. Being designated in such Declaration as Unit 8V as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .53892%.

BEING the same premises which Jack Alan Shore, Executor of The Estate of Anna Shore, Deceased, by Indenture bearing dated 11/23/1999 and recorded 1/14/2000 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5303, Page 2182, etc., granted and conveyed unto Michelle D. Leonard, in fee.

Parcel Number: 40-00-22137-86-3.

Location of property: 1600 Hagys Ford Road, Condominium 8-V, Narberth, PA 19072.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michelle D. Leonard** at the suit of JP Morgan Chase Bank, National Association. Debt: \$174,316.56.

Alyk L. Ofiazian, Attorney. I.D. #312912

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.

12-25097

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 and 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 &c, as follows, to wit:

BEGINNING at the point of curve formed by the intersection of the Northwestern side of Virginia Road (40 feet wide) with the Northeastly side of Wood Brook Lane (40 feet wide); thence extending Northeastwardly along Virginia Road on a line curving to the left with a radius of fourteen hundred fifty-one and nine one-hundredths feet the arc distance of seventy-five feet to a point; thence extending on a line North thirty-three degrees, twelve minutes, fifty-one seconds West, one hundred eighty-six and sixteen degrees, forty-four minutes, fifty seconds West, seventy-five and thirty-three one-hundredths feet to a point on the Northeastly side of Wood Brook Lane; thence extending along same, South thirty degrees, fifteen minutes, ten seconds East one hundred seventy-seven and eighty-five one-hundredths feet to a point of curve and thence extending on a line curving to the left with a radius often feet the arc distance of fifteen and seventy-one one-hundredths feet to the place of beginning.

UNDER AND SUBJECT TO CERTAIN RESTRICTIONS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Thomas Mitchell a/k/a Thomas G. Mitchell and Kathleen Mitchell, h/w, by Deed from Thomas G. Mitchell, Jr. and Karen A. Marko, (n/k/a Karen A. Mitchell, h/w), dated 07/19/2006, recorded 09/08/2006 in Book 5615, Page 1901.

Parcel Number: 49-00-12646-00-4.

Location of property: 213 Virginia Road, Plymouth Meeting, PA 19462-2419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Mitchell a/k/a Thomas G. Mitchell and Kathleen Mitchell** at the suit of U.S. Bank National Association, as Trustee Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-13ARX, Mortgage Pass-Through Certificates, Series 2006-13ARX. Debt: \$204,543.96.

Allison F. Zuckerman, 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.

12-25577

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on a final plan of "Rivers Bend", made by Robert E. Blue, Consulting Engineers, P.C., dated September 8, 1989 and last revised June 16, 1994 and recorded at Norristown, in Plan Book A-55, Page 26, and bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Vista Drive (50 feet wide) a corner of Lot No. 62 on said plan; thence extending along the Northwestern side of Vista Drive, South 28 degrees, 09 minutes, 00 seconds West, 135.00 feet to a point; thence extending along Lot 36 on said plan, North 61 degrees, 51 minutes, 00 seconds West, 250.00 feet to a point; thence extending along Lot 55 on said plan, North 28 degrees, 08 minutes, 00 seconds East, 135.00 feet to a point; thence extending along Lot 62 and through an easement on said plan, South 61 degrees, 51 minutes, 00 seconds East, 250.00 feet to the point and place of beginning.

BEING the same premises which Steven E. Batten and Michelle M. Batten, husband and wife by Deed dated 12/23/2003 and recorded 04/08/2004 in Montgomery County in Deed Book 5503, Page 8 granted and conveyed unto Tricia L. Demaio and Peter J. Demaio, as Tenants by the Entireties.

Parcel Number: 61-00-05311-35-2.

Location of property: 373 Vista Drive, Phoenixville, PA 19460.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Peter J. Demaio and Tricia L. Demaio** at the suit of State Farm Bank, FSB. Debt: \$300,936.39.

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.

12-25603

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania described according to a plan thereof made by C. Raymond Weir, Registered Engineer of Ambler, Pennsylvania on May 10, 1949 and revised on March 24, 1949, as follows, to wit:

BEGINNING at a point in the center line of Moredon Road, forty feet (40.0 feet) wide, said point being the arc distance of three and seventy-six one-hundredths feet (3.76 feet) measured Southeast (S.E.) along a curved line bearing to the right with a radius of four hundred forty-one and sixty-eight and one-hundredths feet (441.68 feet) from a point of curvature, Moredon Road being thirty-three feet (33.01 feet) wide at the said point of curvature, the said point of curvature being South forty-six degrees, fifty-five minutes East (South 46 degrees, 55 minutes East), seven hundred ninety-two and fifty-seven one-hundredths feet (792.57 feet) from a point in the center line of Moredon Road, a corner of land now or late of David T. Graham; thence along the center line of Moredon Road, forty feet (40.0 feet) wide, by a curved line bearing to the right with a radius of four hundred forty-one and sixty-eight one-hundredths feet (441.68 feet) Southeast (S.E.) the arc distance of thirty and thirty-three one-hundredths feet (30.33 feet) to a point, a corner of land of William J. Meinel, of which this was a part; thence along the said land of William J. Meinel, the two following courses and distances, to wit, South thirty-seven degrees, six minutes, sixteen seconds West (South 37 degrees, 06 minutes, 16 seconds West) one thousand, one hundred thirty-four and thirty-six one-hundredths feet (1134.36 feet) to a point, a corner, and North fifty-two degrees, fifty-three minutes, forty-four seconds West (North 52 degrees, 53 seconds 44, seconds West), four hundred six feet (406.0 feet) to a stone, a corner of land about to be conveyed to C.A. Spalding; thence along the said land of C.A. Spalding the three following courses and distances, to wit: North thirty-seven degrees, six minutes, sixteen seconds East (North 37 degrees, 06 minutes, 16 seconds East), six hundred fifty and three one-hundredths feet (650.03 feet) to a stone, a corner, South sixty-one degrees, twenty-five minutes, forty-four seconds East (South 61 degrees, 25 minutes, 44 seconds East), three hundred eighty and twenty-one one-hundredths feet (380.21 feet) to a stone, a corner, and North thirty-seven degrees, six minutes, sixteen seconds East (North 37 degrees, 06 minutes, 16 seconds East). Passing over a stone set in the Southwest (S.W.) side of Moredon Road four hundred thirty-two and thirty-seven one-hundredths feet (432.37 feet) to the point and place of beginning.

CONTAINING six and six hundred fifty-nine one-thousandths acres of land (6.659 Acres) to the same more or less.

UNDER AND SUBJECT to the following building restrictions, to wit:

No part of the premises above described shall be used for industrial, commercial or manufacturing purposes or any other offensive occupation whatsoever.

Any dwelling erected thereupon shall be used only as a single one-family dwelling but not more than one dwelling shall be erected upon anyone acre of ground.

Plans of any building to be erected, accompanied by a survey of the lot showing the purpose or location of the building thereon and/or in the event of any additions or alterations to the exterior of any building thereon which may already be erected or any building to be built must be approved by William J. Meinel or Martha Meinel, or their nominee before the actual work is commenced upon the premises.

The center line of the main foundation walls of any building to be erected thereon shall not be less than sixty-five feet from the line of the road.

No signs of any description (except for sale or rent signs, or the professional sign of the occupant) shall at any time hereafter be placed upon the premises.

These restrictions may be altered, modified or released by an appropriate agreement in writing, properly executed by William J. Meinel or Martha Meinel, their heirs, executors, administrators or assigns and by joining therein the owner or owners of the premises upon which the restrictions are placed and the owners of the abutting premises.

The Grantors, for themselves, their heirs, executors, administrators and assigns, do hereby covenant with the Grantees, their heirs, executors, administrators and assigns, that they the said Grantors will in all deeds conveying any part of the tract of land fronting on Moredon Road, or on Old Ford Road between the intersection of the center lines of Moredon Road and Old Ford Road and the intersection of the center line of Old Ford Road and a Southeastward extension of the course described in the within deed as North fifty-two degrees, fifty-three minutes, forty-four seconds West (North 52 degrees, 53 minutes, 44 seconds West), of which tract the premises above described is a part, impose restrictions identical with the restrictions above recited, to the intent and for the purposes of maintaining the entire tract as a desirable residential section for the benefit and advantage of all purchasers of any portions of the said tract.

TITLE TO SAID PREMISES IS VESTED IN Steve Sherman, by Deed from Steve Sherman and Ellen E. Sherman, his wife, dated 11/11/1999, recorded 12/21/1999 in Book 5301, Page 287.

Parcel Number: 30-00-44668-00-5.

Location of property: 400 Moredon Road, Huntingdon Valley, PA 19006-7808.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steve Sherman** at the suit of The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as Trustee for Multi-Class Mortgage Pass-Through Certificates, Chaseflex Trust, Series 2007-3. Debt: \$1,006,917.42.

Meredith Wooters, Attorney. I.D. #307207

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.

12-25624

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

BEGINNING at a stake a point on the West side of Franklin Street at the distance of 20 feet, 11 inches more or less from the Northwest corner of Franklin and Oak Streets at a point marking the middle of the partition or division wall of the hereby granted premises and the brick dwelling house and adjoining on the South now or late of Edgar W. Rhoads; thence extending Westwardly 140 feet more or less to a 20 feet wide alley passing in part of said course and distance through the middle of the partition or division wall; thence extending along said alley Northwardly 16 feet more or less to a stake a point marking the division line of the hereby granted premises and premises recently conveyed to Annie Krause adjoining on the North, which point marks the middle of the partition or division wall of the hereby granted brick dwelling and said brick dwelling of said Annie Krause adjoining on the North; thence Eastwardly 140 feet more or less to Franklin Street, aforesaid, passing in part of said course and distance through the middle of the partition wall aforesaid; thence along said Franklin Street Southwardly 16 feet more or less to the point or place of beginning.

BEING the same premises which Steven C. Shanley, by Deed dated March 24, 2004 and recorded April 19, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 084, Page 026, granted and conveyed unto John A. Jacobs and Nannette Jacobs, husband and wife.

Parcel Number: 16-00-10552-00-7.

Location of property: 403 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **John A. Jacobs and Nannette Jacobs** at the suit of The Bank of New York Mellon, et al. Debt: \$88,169.84.

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.

12-25707

ALL THAT CERTAIN lot or piece of land, together with the two-story semi-detached brick dwelling house thereon erected, situate on the South side of South Hills Boulevard, East of Henry Street, in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, being further known as Lot No. 8 as shown on plan of "Hillcrest Village", said plan being recorded in Deed Book 1444, Page 601, more particularly bounded and described, as follows:

BEGINNING at a point in the Southerly line of South Hills Boulevard, distant 37.80 feet Easterly from the Southeast corner of South Hills Boulevard and Henry Street and being a corner of Lot No. 9; thence along said lot South 46 degrees, 58 minutes West, passing in part of said course through the middle of partition wall of this and a brick dwelling house on the Westerly side hereof, 85 feet to line of land of the Hill School, Inc.; thence along said land South 43 degrees, 2 minutes East, 23.16 feet to a corner of Lot No. 7; thence along said lot North 46 degrees, 58 minutes East, passing in said course through the middle of the partition wall of this and a brick dwelling house on the Easterly side hereof, 85 feet to the South line of South Hills Boulevard; thence along the South line thereof, North 43 degrees, 2 minutes West, 23.16 feet to the place of beginning.

ALL THAT CERTAIN lot, piece, or parcel of land, situate in the Seventh Ward of **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a plan thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point a corner of lands about to be conveyed by Walter Orrs, et ux. to Jack R. Todd and Helen J. Todd, his wife,, thence along other lands of James A. O'Connell, his wife, South 43 degrees, 2 minutes East a distance of 23.16 feet to lands about to be conveyed to J. Fred Dilling and Helen Dilling, his wife; thence along said lands South 46 degrees, 58 minutes West a distance of 60 feet to lands of the Hill School; thence along the same North 43 degrees, 2 minutes West, 23.16 feet to lands of said Jack R. Todd; thence along the same North 46 degrees, 58 minutes East a distance of 60 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephen A. Coale and Lichelle D. Coale, husband and wife, as Tenants by the Entireties by Special Warranty Deed, from Todd A. Schuler and Stacey A. Schuler dated 10/27/2000 and recorded 11/20/2000 in Book 5339, Page 7 at Instrument #22607.

Parcel Number: 16-00-27316-00-1.

Location of property: 974 South Hills Boulevard, Pottstown, PA 19464-4315.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen A. Coale and Lichelle D. Coale** 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: \$132,889.01.

Courtenay R. Dunn, Attorney. I.D. #206779

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.

12-25851

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan made for Clinton and Francis Bishop by Will H. Hiltner, Registered Surveyor in February 1945, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Markley Street at the distance of 103.83 feet measured Southwestwardly along the Northwesternly side of Markley Street from a point formed by its intersection with the Southwestwardly side of Poplar Street, which point is also a corner of land now or late of Henry Kent; thence extending South 43°, West along the Northwesternly side of Markley Street, 20 feet to a point, a corner of land now or late of William Bock; thence extending North 47°, West along said land now or late of Bock and crossing a certain 25 feet wide alley or point of land now or late of Harry L. Smith; thence extending North 43°, East along said land now or late of Smith, 20 feet to a point, a corner of land now or late of Henry Kent; thence extending South 47°, East along said land now or late of Kent recrossing the aforesaid alley or driveway and through the center of the partition wall between these premises and the premises adjoining to the Northeast, 179.5 feet to a point on the Northwesternly side of Markley Street, the first mentioned point and place of beginning.

BEING the same premises which Daniel E. Fox and Michael O'Neill, by Deed dated 9/25/1998 and recorded 1/6/1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5254, Page 2477, granted and conveyed unto Daniel E. Fox.

Parcel Number: 13-00-23808-00-2.

Location of property: 1313 Markley Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel E. Fox** at the suit of U.S. Bank National Association, N.D. Debt: \$139,604.93.

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.

12-25856

ALL THAT CERTAIN message and tract of land, situated in **Souderton Borough**, Montgomery County, Pennsylvania bounded and described according to a survey and plan dated August 14, 1961 by George R. Nevells, Registered Surveyor, Perkasio, Pennsylvania, as follows, to wit:

BEGINNING at a point, a corner at the intersection of the center lines of Central Avenue and County Line Road; thence along the center line of County Line Road South 42 degrees, 07 minutes East, 68.22 feet to a nail, a corner of other lands of the grantor of which this was a part; thence along the same South 48 degrees, 36 minutes West, 186.89 feet to a pipe, a corner in line of lands of Kenneth J. Davis on the Westerly side of a 16.00 feet wide right-of-way; thence along the same North 42 degrees, 09 minutes West, 77.08 feet to an iron pin, a corner in the center line of Central Avenue; thence along the same North 51 degrees, 19 minutes East, 187.23 feet to the place of beginning.

BEING the same premises which Henry M. Shellenberger and Joan M. Shellenberger, husband and wife by Deed dated 07/23/1992 and recorded 08/13/1992 in Montgomery County in Deed Book 5015, Page 2088 granted and conveyed unto Christopher Mills and Dawn E. Mills, both unmarried.

Parcel Number: 21-00-02080-00-5.

Location of property: 178 North County Line Road, Souderton, PA 18964.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christopher Mills and Dawn E. Mills** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2. Debt: \$255,494.42.

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.

12-25939

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

BEGINNING at an iron spike in the middle line of Keim Street a highway leading from Route #663 to Pottstown, being a corner of this and land of Levan Steltz and Sara Steltz; thence extending along the middle line of the said Keim Street South 43 degrees, 15 minutes East, 10 feet to a point, a corner of the land of the said Maggie Schaeffer; thence extending along the same South 46 degrees, 15 minutes West, 359 feet to an iron pin, a corner; thence still extending along the land of the said Maggie Schaeffer North 43 degrees, 15 minutes West, 115.6 feet to a hole drilled in a rock, a corner in line of land of Walter Wolf; thence extending along the same North 46 degrees 15 minutes East, 235.05 feet to an iron pin a corner of land of the aforesaid Levan Steltz et ux.; thence extending along the same remaining two courses and distances South 43 degrees, 15 minutes East, 105.6 feet to an iron pin, a corner; thence North 46 degrees, 15 minutes East, 123.95 feet to the place of beginning.

CONTAINING 104.35 perches of land, more or less.

BEING the same premises which Debra L. Farrell and Louis P. Farrell, Jr., wife and husband, by Indenture dated October 7, 2003, and recorded October 10, 2003, at Norristown in the Office for the Recording of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 5477, Page 803, granted and conveyed unto Debra L. Farrell, in fee.

AND THE SAID Debra L. Farrell is also known as Debra L. Boyd.

TITLE TO SAID PREMISES IS VESTED IN Katherine L. Zebley, by Deed from Debra L. Farrell, a/k/a Debra L. Boyd, dated 11/14/2005, recorded 12/01/2005 in Book 5581, Page 0909.

Parcel Number: 42-00-02482-00-5.

Location of property: 1991 North Keim Street, Pottstown, PA 19464-2015.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katherine L. Zebley** at the suit of U.S. Bank National Association as Trustee for RASC 2006KS1. Debt: \$111,681.75.

Lauren R. Tabas, Attorney. I.D. #93337

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.

12-26144

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **North Wales Borough**, Montgomery County, Pennsylvania, designated as Lots Nos. 61, 62, and 63, Plan of North Wales Park, Number 2, Map Number 3, bounded and described in accordance with a survey thereof made by James Cresson, Civil Engineers, dated May 18, 1929, described in accordance therewith, as follows:

BEGINNING at a point on the Southwest side of Fifth Street at the distance of five hundred eleven and fifty-five one-hundredths feet Northwestward from the Northwest side of Prospect Avenue, a point, a corner of Lot Number 60; thence extending along said lot, Southwestward one hundred fifty feet to a point, a corner of Lot Number 8; thence extending Northwestward along said lot and Lots 7, to 5 inclusive, sixty feet to a point, a corner of Lot number 64; thence extending along said lot, Northeastward one hundred fifty feet, to a point on the Southwest side of Fifth Street, aforesaid; thence extending along the said Southwest side of Fifth Street, Southeastward sixty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack Ralph Nelson, by Deed from Jack Ralph Nelson and Joan Nelson, h/w, dated 12/15/2004, recorded 12/30/2005 in Book 5585, Page 590.

Parcel Number: 14-00-00748-00-3.

Location of property: 420 South 5th Street, North Wales, PA 19454-3004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jack Ralph Nelson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$207,664.99.

Meredith Wooters, Attorney. I.D. #307207

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.

12-26148

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, and described according to a plan of property surveyed for William Jacobs by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, on July 17, 1951, last revised August 30, 1951, as follows, to wit:

BEGINNING at a point on the corner formed by the intersection of the Northwest side of Walnut Street (44 feet wide) with the Southwest side of Ninth Street (48 feet wide); thence extending along the said side of Walnut Street South 43 degrees, West, 26.01 feet to a point; thence extending North 47 degrees, West partly through a party wall between these premises and the premises adjoining to the Southwest 103 feet to a 16 feet wide alley which extends Southwestward from Ninth Street and communicates at a Southwesternmost end thereof with another alley (16 feet wide) which extends Northwestward into Shaw Avenue (40 feet wide); thence extending along the center line of the first above mentioned alley North 43 degrees, East 27.75 feet to a point on the Southwest side of Ninth Street; thence extending along the same South 46 degrees, 2 minutes East, 103.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for alleys, passageways and watercourses at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots or pieces of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate share of the cost and expense of maintaining the said alleys in good order, condition and repair.

TITLE TO SAID PREMISES IS VESTED IN Michael Oscar, by Deed from Bharat G. Patel and Mayuri B. Patel, dated 06/08/2005, recorded 06/15/2005 in Book 5557, Page 1927.

Parcel Number: 11-00-18268-00-9.

Location of property: 830 Walnut Street, Lansdale, PA 19446-2342.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Oscar a/k/a Michael Oscar** at the suit of Wells Fargo Bank, N.A. Debt: \$124,868.84.

Allison F. Zuckerman, 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.

12-26151

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Southeast side of Central Avenue at the distance of three hundred fifty feet Southwest from the Southwesterly side of Montgomery Avenue in **Rockledge Borough**, Montgomery County, Pennsylvania.

CONTAINING in front on Central Avenue fifty feet by depth, South forty-eight degrees, East between parallel lines at right angles with Central Avenue one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN John D. Civello, Jr., by Deed from John D. Civello, Jr. and Maureen P. Civello, husband and wife, dated 12/3/1998, recorded 12/30/1998 in Book 5254, Page 0753, in Instrument #025536.

Parcel Number: 18-00-00535-00-5.

Location of property: 22 North Central Avenue, Rockledge, PA 19046-4212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John D. Civello, Jr. a/k/a John David Civello and Mary A. Civello** at the suit of Bank of America, N.A. Debt: \$90,970.52.

Allison F. Zuckerman, 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.

12-26158

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof, made by John H. Burkhardt, R.S., North Wales, Pennsylvania on October 9, 1954, as follows:

BEGINNING at a point in the center line of Laurel Lane (50 feet wide) at the distance of 132.68 feet measured Southeastwardly along the center line of Laurel lane (50 feet wide) at the distance of 132.68 feet measured Southeastwardly along the center line of Laurel Lane from its point of intersection with the center line of Fern Lane, 50 feet wide; thence extending North 12 degrees, 35 minutes East, 161.89 feet to a point; thence South 69 degrees, 31 minutes East, 41.21 feet to a point South 82 degrees, 13 minutes East, 58.1 feet to a point; thence South 90 degrees, 40 minutes West, 166.13 feet to a point in the center line of Laurel Lane aforesaid; thence Northwestwardly along the center line of Laurel Lane, on the arc of a circle curving to the right, having a radius of 1000 feet the arc distance of 107.44 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Denise M. Nattle, by Deed from Denise M. Nattle and John M. Nattle, by his agent in fact Denise M. Nattle, dated 01/31/2003, recorded 02/10/2003 in Book 5445, Page 1732.

Parcel Number: 61-00-02848-00-7.

Location of property: 306 Laurel Lane, Oaks, PA 19456.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise M. Nattle** at the suit of JP Morgan Chase Bank, National Association, as Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank. Debt: \$74,744.04.

Meredith Wooters, Attorney. I.D. #307207

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.

12-26169

ALL THAT CERTAIN lot or piece of ground and message situate in the 10th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, numbered 822 North Washington Street, bounded, limited and described according to a survey thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of Lot No. 5 on the Easterly side of Washington Street (50 feet wide); thence along Lot No. 5, South 30 degrees, 5 minutes East, 104 feet, 10 inches to a corner; thence along Lots No. 20 and 19 South 61 degrees, 42 minutes West, 49.55 feet to a corner; thence by a course passing through the middle of a joint brick partition wall of a double brick dwelling North 30 degrees, 5 minutes West, 103 feet, 2-1/2 inches to a corner; thence along the Easterly side of the aforesaid Washington Street North 59 degrees, 55 minutes East, 49.55 feet to the place of beginning.

BEING the larger portion of Lot No. 4 of a plan of lots as laid out by Kerstetter and Vesch.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Lawler, by Deed from Michael P. Lawler and Christine M. Lawler, dated 11/16/2007, recorded 03/04/2008 in Book 5684, Page 956.

Parcel Number: 16-00-32104-00-1.

Location of property: 822 North Washington Street, Pottstown, PA 19464-4339.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael P. Lawler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$128,103.80.

Meredith Wooters, Attorney. I.D. #307207

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.

12-26176

ALL THAT CERTAIN lot or piece of land, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Forest Creek at Whitpain" prepared by Mornenee-King Associates, dated 9-22-1987, last revised 6-28-1988 and recorded in Plan Book A-50, Page 175, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Meredith Lane (50 feet wide) which point is measured along the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 18.95 feet from a point of curve on the Northwesterly side of Jennifer Lane (50 feet wide); thence from said point of beginning, extending along the said Northeasterly side of Meredith Lane, North 48 degrees, 52 minutes, 00 seconds West, 115.96 feet to a point, a corner of Lot No. 37 on said plan; thence extending along the same, North 41 degrees, 08 minutes, 00 seconds East, 160.01 feet to a point in line of lands now or formerly of Brian D. and Cynthia R. O'Hara; thence extending along the same, South 48 degrees, 52 minutes, 00 seconds East, 130.00 feet to a point on the Northwesterly side of Jennifer Lane, aforesaid; thence extending along the same, the two following courses and distances: (1) South 41 degrees, 08 minutes, 00 seconds West, 128.76 feet; (2) along the arc of a circle curving to the right, having a radius of 175 feet, the arc distance of 19.76 feet to a point of compound curve in the same; thence extending along the arc of a circle, curving to the right, having a radius of 13 feet, the arc distance of 18.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Seidel and Jodi H. Seidel, h/w, by Deed from Richard A. Branca and Mary Ann N. Branca, h/w, dated 05/20/1999, recorded 06/09/1999 in Book 5275, Page 69.

Parcel Number: 66-00-03971-18-4.

Location of property: 1805 Meredith Lane, Blue Bell, PA 19422-3657.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard S. Seidel and Jodi H. Seidel** at the suit of JP Morgan Chase Bank, N.A., Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank, f/k/a Washington Mutual Bank, F.A., Successor in Interest to PNC Mortgage Corporation of America. Debt: \$225,400.45.

Meredith Wooters, Attorney. I.D. #307207

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.

12-26763

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on the 23rd day of August, A.D., 1961 and last revised on the 29th day of June A.D., 1962, as follows, to wit:

SITUATE on the Southwesterly side of Warren Street (fifty feet wide) at the distance of one hundred sixty-nine feet Northwesterly from the Northwesterly side of Markley Street.

CONTAINING in front or breadth on the said Warren Street eighteen feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to said Warren Street, the Northwesterly and Southeasterly lines thereof passing partly through the center of the party walls of the building erected on this lot and the buildings erected on the lots adjoining to the Northwest and Southeast thereof one hundred twenty-six and seventy-five one-hundredths feet.

BEING the same premises which George E. McKenney, a widower by his agent, A. Richard Gerber, appointed by letter of attorney dated 11/27/2006 and intended to be forthwith recorded, by Fee Simple Deed dated November 30, 2006 and recorded January 11, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5632, Page 01018, granted and conveyed unto John Ellis and Lydia Ellis, husband and wife.

Parcel Number: 13-00-37780-00-7.

Location of property: 314 West Warren Street, Norristown, PA 19401 a/k/a 314 Warren Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jon Ellis and Lydia Ellis** at the suit of U.S. Bank, National Association, et al. Debt: \$180,742.72.

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.

12-27055

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

BEGINNING at a point on the Southwesterly side of Rambo Street, at the distance of 241.12 feet measured Southeastwardly from Mill Street a corner of this and property of Carl Slobodzain; thence along the said side of Rambo Street, South 75 degrees, 15 minutes East, 17 feet and 1/2 of an inch to a point opposite the middle of the partition wall dividing this property from No. 56 West Rambo Street, now or late of Elizabeth Errington; thence along Errington's property and at right angles to Rambo Street Southwestwardly 80.40 feet to the Northeasterly side of a twenty feet wide alley; thence along the said side of said alley North 66 degrees, 04 minutes West, 17.27 feet to land of Carl Slobodzain, aforesaid; thence along said land North 14 degrees, 45 minutes East, 77.57 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jaclyn Dowling, by Deed from Joseph L. Puco and Laura Puco, his wife, dated 01/15/2010, recorded 01/21/2010 in Book 5757, Page 181.

Parcel Number: 02-00-05296-00-3.

Location of property: 58 West Rambo Street, Bridgeport, PA 19405-1126.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jaclyn Dowling** at the suit of JP Morgan Chase Bank, National Association. Debt: \$112,734.14.

Allison F. Zuckerman, 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.

12-28245

ALL THAT CERTAIN lot or piece of land, with a certain three story brick dwelling house thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner of the Westerly side of Swede Street at the distance of fifty-two feet, seven and one-half inches Northerly from Chestnut Street, a corner of this and a house and lot owned now or late by William Slemmer; thence Westwardly at right angles with said Swede Street and through the partition wall between this and the said now or late William Slemmer's house one hundred and sixteen feet more or less to Maple Alley; thence on a line parallel with said Swede Street on the Easterly side of Maple Alley Northerly seventeen feet, eight inches to a corner of lot now or late of Charles Christman; thence along the same at right angles with Maple Alley and through the middle of the partition wall between this and the said Charles Christman's house one hundred and sixteen feet more or less to Swede Street aforesaid; thence Southerly along the West side of said Swede Street seventy feet, eight inches to the place of beginning.

BEING the same premises which Michael Myers, by Deed dated October 31, 2006 and recorded October 31, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5623, Page 02855, granted and conveyed unto William Mansfield and Cheryl Mansfield, husband and wife, as Tenants by Entirety.

Parcel Number: 13-00-36376-00-7.

Location of property: 707 Swede Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **William Mansfield and Cheryl Mansfield** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$123,707.39.

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.

12-28452

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **Springfield Township**, County of Montgomery, and State of Pennsylvania, known as Lot No. 102 on a plan called "Sunnybrook-North Hills" made for Sunnybrook, Inc., dated June 1, 1946, by Barton and Martin, Engineers, and recorded at Norristown in Plan Book No. 1680-A, Page 55, and more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Bruce Road (50' wide) at the distance of one hundred eighty-nine and sixty-nine hundredths feet (189.69') measured North fifty-eight (58) degrees, thirty-five (35) minutes, thirty (30) seconds West from a point of tangent in the said side of Bruce Road; which said point of tangent is at the arc distance of two hundred

twenty-seven and twenty-eight hundredths feet (227.28') measured on the arc of a circle curving to the left having a radius of three hundred twenty-five feet (325') from a point of reverse curve which said point of reverse curve is at the arc distance of fifty and twenty-nine hundredths feet (50.29') measured on the arc of a circle curving to the right having a radius of twenty-five feet (25') from the intersection of the said side of Bruce Road with the Northwesterly side of Paper Mill Road as shown on said plan.

CONTAINING in front or breadth on the said side of Bruce Road sixty feet (60') and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said side of Bruce Road on the Northwesterly line thereof one hundred forty-six and forty-nine hundredths feet (146.49') and on the Southeasterly line thereof one hundred forty-eight and forty six hundredths feet (148.46') to the Southwesterly right-of-way line of Reading Company (North Pennsylvania Railroad) and containing on the rear thereof sixty and three hundredths feet (60.03').

UNDER AND SUBJECT to certain conditions and restrictions of record.

BEING the same premises which Anthony Ciliberto, Jr. and Sabrina Monterosso, now known as Sabrina L. Ciliberto, by Deed dated March 26, 2004 and recorded April 23, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5505, Page 296 as Instrument No. 2004083814, granted and conveyed unto Anthony Ciliberto, Jr. and Sabrina L. Ciliberto, husband and wife, in fee.

Parcel Number: 52-00-02485-00-1.

Location of property: 1213 Bruce Road, Oreland, PA 19075.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Anthony Joseph Ciliberto, Jr. and Sabrina L. Ciliberto** at the suit of Freedom Mortgage Corporation, by LoanCare Division of FNF Servicing. Debt: \$247,631.04.

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.

12-28908

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a survey made by Schurr and Brattan, Registered Land Surveyors on August 7, 1950 and recorded at Norristown in Deed Book 2169, Page 601, as follows, to wit:

BEGINNING at a point on the Northwest side of Mulberry Lane (forty feet wide) at the distance of six hundred and seventy-five one-hundredths feet Southwest from a point of curve formed by the intersection of the Northwest side of Mulberry Lane with the Southwest side of Germantown Pike (sixty feet wide); thence extending along Mulberry Lane South thirty-seven degrees, fifty-five minutes, ten seconds West, seventy-five feet to a point; thence extending on a line North fifty-two degrees, four minutes, fifty seconds West, one hundred fifty feet to a point; thence extending on a line North thirty-seven degrees, fifty-five minutes, ten seconds East, seventy-five feet to a point; thence extending on a line South fifty-two degrees, four minutes, fifty-seconds East, eighty-four feet to a point; and thence continuing along said line through the center of a nine feet wide driveway, sixty-six feet to the place of beginning.

BEING the same premises which Michael C. Bono, Paul J. Bono and Stephen W. Bono, by Deed dated September 8, 2005 and recorded April 21, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05598, Page 0021, granted and conveyed unto Rebecca S. Yahonatan, as sole owner.

Parcel Number: 49-00-07975-00-4.

Location of property: 17 Mulberry Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Rebecca S. Yahonatan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust Series 2005-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-4, by its Attorney-in-Fact Ocwen Loan Servicing, LLC. Debt: \$279,541.61.

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.

12-29217

ALL THAT CERTAIN frame messuage and lot or piece of land, situate in **Pottstown Borough**, as extended, formerly Pottsgrove Township, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the North side of Beech Street at a corner of Lot No. 168 (90 feet East of the East side of Evans Street); thence extending by said Lot No. 168, Northerly 140 feet to Spruce Alley; thence by the same Easterly 30 feet to the corner of Lot No. 170; thence by the same Southerly 140 feet to Beech Street as aforesaid; thence by the same Westerly 30 feet to the place of beginning.

BEING Lot No. 169 in a plan of lots laid out by William Mintzer.

Parcel Number: 16-00-01452-00-8.

Location of property: 351 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lakisha D. Gibbons** at the suit of Diamond Credit Union. Debt: \$17,552.95.

Philip G. Curtin, 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.

12-29218

ALL THAT CERTAIN tract or parcel of land, situate in the Fifth Ward, of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a joint corner #516 and 520 North Evans Street, said point being distant from a point marking the Northeasterly property line intersection of West Street and North Evans Street the following two (2) courses, to wit: (1) North 39 degrees, 31 minutes East, 229 feet, 9 inches to a joint corner #518 and 520 North Evans Street; and (2) along said division line or properties South 50 degrees, 29 minutes East, 90.0 feet; thence from said point of beginning along the rear of premises #520 North Evans Street North 39 degrees, 31 minutes East, 24 feet, 9 inches and South 50 degrees, 29 minutes East, 50.0 feet to a corner on the Westerly side of a given 20 foot wide public alley; thence along the same South 39 degrees, 31 minutes West, 49 feet, 6 inches to a corner #518 North Evans Street; thence along the same North 50 degrees, 29 minutes West, 50.0 feet to a corner and continuing along the same North 39 degrees, 31 minutes East, 24 feet, 9 inches to a corner and place of beginning.

Parcel Number: 16-00-07684-00-4.

Location of property: 518 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank Sima and Eva Sima** at the suit of Diamond Credit Union. Debt: \$131,369.09.

Philip G. Curtin, 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.

12-29890

ALL THAT CERTAIN unit in the property known named and identified as The Tower at Oak Hills Condominium, located in **Lower Merion Township**, County of Montgomery and State of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PSA et seq. by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration dated 2/24/1989 and recorded 2/28/1989 in Deed Book 4903, Page 1429, a First Amendment thereto recorded 5/10/1989 in Deed Book 4910, Page 1533, being designated in such Declaration as Unit 10-M as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration.

BEING the same premises which Larry Halper, by Deed dated August 19, 2005 and recorded October 13, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05574, Page 2759, granted and conveyed unto Stuart Kauffman.

Parcel Number: 40-00-22138-27-7.

Location of property: 1600 Hagys Ford Road, Unit 10M, Narberth, PA 19072.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Stuart Kauffman** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset-Backed Pass-Through Certificates, by its Attorney-in-Fact Ocwen Loan Servicing, LLC. Debt: \$265,141.52.

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.

12-29981

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

BEGINNING at an iron pin, a corner in the Southwest side of Springhouse and Sumneytown Turnpike Road and in a line of other land of the said John M. Neetz; thence along said Pike, South 57-1/2 degrees, East, 29 3/10 feet to an iron pin, a corner; thence along other land of the said John M. Neetz, South 37 degrees, West 192 feet to an iron pin, a corner in the center of Maple Alley; thence along said alley, North 52 degrees, West 29 3/10 feet to an iron pin, a corner in said alley; thence along other land of the said John M. Neetz, North 39 degrees, East 180 feet to the place of beginning.

ALSO ALL THAT CERTAIN strip or piece of land, situate on the Southwest side of the Sumneytown and Springhouse Turnpike (Main Street), in Green Lane Borough, aforesaid, bounded and described, as follows, to wit:

BEGINNING at an iron pin near the Southerly curb line of said Main Street and in line of the party of the second part; thence by the same, South 37 degrees, 45 minutes West, 182 feet to an iron pin in the center line of Maple Alley; thence by the same, South 51 degrees, 10 minutes East, 7 feet to an iron pin in the Northerly line of other land of the said John M. Neetz; thence by the same, North 40 degrees, 45 minutes East, 185 feet, 9 inches to an iron pin marking the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN triangular strip or piece of land, situate in Green Lane Borough, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by George F. Shaner, Registered, Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at a drilled hole, the Northwesterly property line corner of lands of Green Lane Fire Company, at the Southerly curb line of Main Street; thence along lands of the said Green Lane Fire Company in a Southerly direction, a distance of 1750.36 feet to a corner of this property on the Northerly side of Maple Alley; thence along the Northerly side of said Maple Alley in a Westerly direction a distance of 6 feet, 5 inches to a corner of other lands of said Rufus J. Neetz; thence along said other land of said Rufus J. Neetz, of which this was a part, in a Northerly direction, a distance of 175.38 feet to the place of beginning.

BEING the same premises which Barbara A. Couch, now known as Barbara A. Gomez, by Deed dated August 7, 2009 and recorded in the Montgomery County Recorder of Deeds Office on August 11, 2009 in Instrument Number 2009087235, granted and conveyed unto Michael S. Frey and Allison R. Frey, husband and wife.

Parcel Number: 07-00-00316-00-1.

Location of property: 212 Main Street, Green Lane, PA 18054.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Allison R. Frey and Michael S. Frey** at the suit of EverBank. Debt: \$195,750.26.

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.

12-30297
PREMISES "A"

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

BEGINNING at a point on the Northeasterly side of Oak Hill Drive (50 feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northeasterly side of Ashbourne Road (33 feet wide): (1) leaving Ashbourne Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 14.94 feet to a point of tangent on the Northeasterly side of Oak Hill Drive; (2) Northwestwardly along the Northeasterly side of Oak Hill Drive 965.50 feet to a point of curve on the same; and (3) Northwestwardly along the Northeasterly side of Oak Hill Drive on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 213.09 feet; thence extending from said point of beginning Westwardly along the Northerly side of Oak Hill Drive on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 14 feet to a point; thence extending North 04 degrees, 52 minutes, 04 seconds West, 159.41 feet to a point; thence extending Eastwardly on the arc of a circle curving to the right, having a radius of 350 feet the arc distance of 14 feet; thence extending South 04 degrees, 52 minutes, 04 seconds East, 159.341 feet to the first mentioned point and place of beginning.

BEING known as part of Lot No. 15.

PREMISES "B"

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 certain plan showing a revision of Oak Drive Estates, made by Daniel J. McLaughlin, Civil Engineer and Surveyor dated September 30, 1959, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oak Hill Drive (50 feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northeasterly side of Ashbourne Road (33 feet wide): (1) leaving Ashbourne Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 14.94 feet to a point of tangent on the Northeasterly side of Oak Hill Drive; (2) Northwestwardly along the Northeasterly side of Oak Hill Drive 965.50 feet to a point of curve on the same; and (3) Northwestwardly along the Northeasterly side of Oak Hill Drive on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 144.28 feet to the point of beginning; thence extending from said point of beginning Northwestwardly and Westwardly partly along the Northeasterly and partly along the Northerly sides of Oak Hill Drive on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 68.81 feet to a point on the Northerly side of Oak Hill Drive; thence extending North 4 degrees, 52 minutes, 4 seconds West, 159.41 feet to a point; thence extending Eastwardly and Southeastwardly on the arc of a circle curving to the right having a radius of 350.00 feet the arc distance of 142.19 feet to a point; thence extending South 21 degrees, 25 minutes, 1 second West, 161.57 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 16 as shown on the above mentioned plan.

BEING the same premises which Jose Carlos Formeiro by Deed dated August 30, 2002 and recorded October 8, 2002 in the County of Montgomery in Deed Book 5428, Page 2409 conveyed unto Thelma Williams, in fee.

Parcel Number: 31-00-21070-00-4.

Location of property: 7985 Oak Hill Drive, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thelma Williams** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-11. Debt: \$528,667.72.

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.

12-30302

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to survey and plan thereof made by George F. Shaner, Professional Engineer, dated January 19, 1948 and recorded in the Recorder of Deeds Office at Norristown, in Deed Book 1898, Page 600, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wilson Street (40 feet wide) at the distance of 195 feet and 9 inches South 47 degrees, 20 minutes East from a point of tangent in the said side of Wilson Street, which point of tangent is at the distance of 38 feet and 1/2 inch measured along the arc of a circle curving to the left with a radius of 20 feet from a point of curve on the Southeasterly side of Hale Street (50 feet wide); thence extending along Lot No. 38 on said plan, North 42 degrees, 40 minutes East, 100 feet to a point in the center line of a certain 10 feet wide Utility Easement; thence extending along the center line of said Utility Easement South 47 degrees, 20 minutes East, 50 feet to a point, a corner of Lot No. 40; thence extending along the same South 42 degrees, 40 minutes West, 100 feet to a point on the said Northeasterly side of Wilson Street; thence extending along the same North 47 degrees, 20 minutes West, 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 39 on the said plan.

BEING the same premises which Brian P. Riley and Leisa M. Zehr by Deed dated 06/26/2009 and recorded 09/16/2009 in Montgomery County in Deed Book 5744, Page 215 granted and conveyed unto Tricia L. Ward.

Parcel Number: 16-00-33404-00-6.

Location of property: 577 Wilson Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tricia L. Ward** at the suit of JP Morgan Chase Bank, N.A. Debt: \$158,445.47.

Alyk L. Oflazian, Attorney. I.D. #312912

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.

12-31029

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, and State of Pennsylvania, and bounded and described according to a survey and plan thereof made by Robert E. Blue, Consulting Engineers, P.C. dated October 6, 1998, last revised October 12, 1999, and recorded in the Office for the Recording of Deeds for Montgomery County, Pennsylvania at Plan Book L-5, Page 239, as follows, to wit:

BEGINNING at a point in the bed of Germantown Pike, S. R. 3053 (50 feet from center line), said point is located the following two (2) courses and distances from the physical center line intersection of Germantown Pike and Hickory Road (width varies): (1) along the center line of Germantown Pike North 01 degree, 53 minutes, 00 seconds West a distance of 15.65 feet to a point; (2) South 88 degrees, 07 minutes, 00 seconds West a distance of 36.53 feet to a point; thence from said point of beginning and along the title line in the bed of Germantown Pike South 04 degrees, 36 minutes, 00 seconds East a distance of 200.00 feet to a point; thence along a common line now or formerly Montgomery County Industrial Development Authority South 47 degrees, 30 minutes, 00 seconds West a distance of 156.64 feet to a point; thence along a common line with now or formerly Plymouth Hill Subdivision, North 18 degrees, 35 minutes, 00 seconds West a distance of 196.98 feet to a rail monument; thence along a common line with now or formerly GNI American Properties Fund Inc. North 74 degrees, 35 minutes, 00 seconds East a distance of 205.05 feet to a point, said point being the first mentioned point and place of beginning.

BEING the same premises which Philomeno & Salamone Rental Partnership, by Indenture bearing date 6/20/2005 and recorded 7/12/2005 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book 5561, Page 2367, etc., granted and conveyed unto 545 West Germantown Pike L.P., a Pennsylvania Limited Partnership, in fee.

Parcel Numbers: 49-00-04330-00-4 and 49-00-04327-00-7.

Location of property: 545 West Germantown Pike, Plymouth Township, Montgomery County, PA 19462.

The improvements thereon are: A multi-story commercial building abutted by a paved parking lot.

Seized and taken in execution as the property of **545 West Germantown Pike, L.P.** at the suit of DNB First, N.A. Debt: \$2,563,971.78.

Stephen E. Skovron, Attorney. I.D. #62116

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.

12-32382

ALL THAT CERTAIN property, situated in **Abington Township** in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/19/2003 and recorded 618/2004, among the land records of the County and State set forth above, in Deed Volume 5510 and Page 1932.

TITLE TO SAID PREMISES IS VESTED IN Rosalyn L. Richardson, wife, as sole owner by Deed from Carl N. Richardson and Rosalyn L. Richardson, husband and wife dated 12/19/2003 recorded 06/08/2004 in Deed Book 5510, Page 1932.

Parcel Number: 30-00-60740-00-7.

Location of property: 328 Ruscombe Avenue, Glenside, PA 19038-1613.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rosalyn Richardson a/k/a Rosalyn L. Richardson** at the suit of Ocwen Loan Servicing, LLC. Debt: \$191,238.56.

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.

13-01383

Premises "A"

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

BEGINNING at a point on the Southwest side of the Germantown and Perkiomen Turnpike Road at a corner of this and the line of land of the Stoney Creek Railroad; thence along said turnpike North 63 degrees, 30 minutes West, one hundred thirty feet to a point in said side of said turnpike, at a corner of this and other ground now or late of the said W.A. Hoover Estate; thence along the line of said adjacent land, South 27 degrees, 30 minutes West, one hundred forty-seven and six-tenths feet to a point a corner; thence still by the same South 27 degrees, 30 minutes West, seventy-five and five-tenths feet to a point, a corner; thence still by same, South 62 degrees, 30 minutes East, seventy-seven and eighty-two one-hundredths feet to a point in line of land of the Stoney Creek Railroad; thence along the line of land of the Stoney Creek Railroad, North 35 degrees, 54 minutes East, two hundred thirty-nine and five-tenths feet to the Southwest side of the Germantown and Perkiomen Turnpike Road, to the place of beginning.

Premises "B"

ALSO ALL THAT CERTAIN lot or piece of ground known as Business Property 3a on plan of subdivision prepared for Barley Sheaf Phase I and II, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, prepared by Urwiler & Walter, Inc. dated March 12, 1986, last revised November 14, 1986, recorded June 12, 1987 in Plan Book A-48, Page 334, as follows, to wit:

BEGINNING at a point on the Southwest side of Germantown Pike (65 feet wide) said point also being in line of lands now or late of Molly Arena and place of beginning; thence from said place of beginning the seven (7) following courses and distances viz: (1) South 26 degrees, 24 minutes, 51 seconds West, 122.78 feet; (2) South 63 degrees, 35 minutes, 09 seconds East, 16.00 feet; (3) South 26 degrees, 24 minutes, 51 seconds West, 75.50 feet; (4) South 64 degrees, 12 minutes, 51 seconds East, 65.76 feet; (5) South 38 degrees, 38 minutes, 38 seconds West, 121.90 feet; (6) South 59 degrees, 45 minutes, 22 seconds East, 21.50 feet; and (7) South 38 degrees, 38 minutes, 38 seconds West, 106.62 feet; thence on the arc of a circle curving to the left having a radius of 212.50 feet the arc distance of 342.36 feet to a point on the side line of Scenic Road; thence along said Scenic Road the two (2) following courses and distances viz: (1) on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 26.01 feet to a point of tangent; and (2) North 20 degrees, 51 minutes, 40 seconds East, 122.11 feet; thence leaving Scenic Road and along the Southwest side of Germantown Pike the three (3) following courses and distances viz: (1) on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent; (2) South 65 degrees, 04 minutes, 00 seconds East, 37.06 feet to an angle point; and (3) South 67 degrees, 14 minutes, 12 seconds East, 84.44 feet to a point in line of lands now of late of Molly D. Arena and first mentioned point and place of beginning.

Parcel Numbers: 33-00-02992-00-8 and 33-00-07590-90-9.

Location of property: 342 West Germantown Pike, East Norriton, PA.

The improvements thereon are: Commercial Property.

Seized and taken in execution as the property of **342 Germantown Pike, L.P.** at the suit of First Priority Bank. Debt: \$2,155,050.42, together with interest at the rate of 6.50% per annum (\$342.75 per diem) from January 9, 2013 forward, late charges, attorneys' fees, prepayment penalties, and collection costs.

Charles N. Shurr, Jr., Attorney. I.D. #74813

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on May 29, 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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2013-05470

NOTICE IS HEREBY GIVEN that on March 15, 2013, the Petition of Gregory Adams James III was filed in the above named Court, praying for a Decree to change his name to GREGORY ADAMS JAMES DAVOLOS.

The Court has fixed May 15, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2013-05088

NOTICE IS HEREBY GIVEN that on March 11, 2013, the Petition of Jacqueline Casillas and Rafael Twiggs, as parents and natural guardians, on behalf of minor child, Jaiden Giovanni Casillas was filed in the above named Court, praying for a Decree to change her name to JAIDEN LEVI TWIGGS.

The Court has fixed May 15, 2013, 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.

Joseph B. Wassel, Esquire
Fox and Fox, Attorneys at Law, P.C.
One Montgomery Plaza, Suite 706
425 Swede Street
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2012-02819

NOTICE IS HEREBY GIVEN that on December 28, 2012, the Petition of Michael Daniel Ahearn aka Michael Daniel Hackett was filed in the above named Court, praying for a Decree to change his name to MICHAEL DANIEL HACKETT.

The Court has fixed May 8, 2013, 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.

Benjamin H. Linton, III, Esquire
Benjamin H. Linton, III Law Office
1012 Bethlehem Pike, Suite 200
P.O. Box 834
Spring House, PA 19477

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2013-04787

NOTICE IS HEREBY GIVEN that on February 7, 2013, the Petition of Vidhi Utkarsh Gajjar was filed in the above named Court, praying for a Decree to change the name to VYANA UTKARSH GAJJAR.

The Court has fixed April 24, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CHARTER APPLICATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Bryn Mawr Flower Shop 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.

Gorbey & Collins, P.C.
110 West Front Street
Media, PA 19063

Country Homes Building and Design Group II, 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.

George J. Ozorowski, Esquire
Hughes, Kalkbrenner & Ozorowski, LLP
1250 Germantown Pike, Suite 205
Plymouth Meeting, PA 19462

Maharaj Investment 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

Souderton Food Mart 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

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 March 8, 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: **Katie's Cookies For Charity, Inc.**

The purposes for which it was organized are: forraising money for charities especially those concentrating their charitable efforts on helping children and animals.

Furey & Baldassari, P.C.

1043 South Park Ave.
Audubon, PA 19403

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 09-37754

Norristown Municipal Waste Authority,
Plaintiff

vs.

Rayshelle Archer,
Defendant

Notice is hereby given that the above was named as defendant in a civil action instituted by plaintiff. This is an action to recover delinquent sewer fees for the years 2007-2009, for the property located at 310 Stanbridge Street, Norristown, Pennsylvania, Tax Parcel No. 13-00-34528-00-1. A municipal claim in the amount of \$726.04 was filed on or about November 5, 2009 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

Portnoff Law Associates, Ltd.
P.O. Box 391
Norristown, PA 19404-0391
866-211-9466

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

BANNON, NORRIS C., dec'd.

Late of Franconia Township.

Executrix: PAMELA J. BAKER,

c/o Jay C. Glickman, Esquire,

Rubin, Glickman, Steinberg & Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN,

RUBIN, GLICKMAN, STEINBERG & GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

CARDELL, LYDIA A., dec'd.

Late of Borough of Lansdale.

Executrix: SHIRLEY SNYDER,

894 Summeytown Pike,

Lansdale, PA 19446.

ATTORNEY: CAROL M. LAUCHMEN,

CAROL M. LAUCHMEN, P.C.,

388 Main Street,

Harleysville, PA 19438

CHIODETTI, MARGUERITE, dec'd.

Late of Abington Township.

Executor: DONALD A. SHEAK,

1260 Stuart Lane,

Southampton, PA 18966.

DiCARLO, KARIN M., dec'd.

Late of Lower Pottsgrove Township.

Executrix: MARGARET ANN ROTHENERGER,

c/o E. Kenneth Nyce Law Office, LLC,

105 E. Philadelphia Avenue,

Boyertown, PA 19512.

ATTORNEY: JESSICA R. GRATER,

E. KENNETH NYCE LAW OFFICE, LLC,

105 E. Philadelphia Avenue,

Boyertown, PA 19512

**FORD, JANINE LARUE also known as
JANINE L. FORD, dec'd.**

Late of Montgomery Township.

Administrator: ROBERT C. GERHARD III,

c/o Susan E. Piette, Esquire,

375 Morris Road,

P.O. Box 1479,

Lansdale, PA 19446-0773.

ATTORNEY: SUSAN E. PIETTE,

HAMBURG, RUBIN, MULLIN, MAXWELL &

LUPIN, P.C.,

375 Morris Road,

P.O. Box 1479,

Lansdale, PA 19446-0773

FORST, MARGARET, dec'd.

Late of Hatfield Township.
Executrix: DEBORAH A. EWER,
2655 Schukraft Road,
Quakertown, PA 18951.
ATTORNEY: DOROTHY K. WEIK,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 East Broad Street,
P.O. Box 64769,
Souderton, PA 18964

GULICK, RICHARD H., dec'd.

Late of Towamencin Township.
Executor: EVERENCE TRUST COMPANY,
121 N. Main Street, Suite 210,
Souderton, PA 18964.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 East Broad Street,
P.O. Box 64769,
Souderton, PA 18964

HEGARTY, DAVID FRANCIS, dec'd.

Late of Upper Gwynedd Township.
Administrator: PEGGY HEGARTY,
2704 Dover Lane,
Albany, GA 31721.

HERR, ALICE E. also known as**ALICE HERR, dec'd.**

Late of Towamencin Township.
Executrix: CAROL H. DICKINSON,
c/o James C. Walker, Esquire,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: JAMES C. WALKER,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773

HERSH, TIMOTHY W., dec'd.

Late of Upper Hanover Township.
Executor: STEVEN HERSH,
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

HILB, FRED, dec'd.

Late of Lower Gwynedd Township.
Executor: DAVID R. OSTHEIMER,
16032 Double Eagle Trail,
Delray Beach, FL 33446.
ATTORNEY: MICHAEL R. HARRIS,
KOPELWITZ OSTROW,
700 S. Federal Highway, Suite 200,
Boca Raton, FL 33432

HOEFER, WILLIAM G. also known as**WILLIAM HOEFER,
WILLIAM GAINES HOEFER and
BILL HOEFER, dec'd.**

Late of Lower Gwynedd Township.
Executors: SUSAN E. HOEFER AND
DONALD G. HOEFER,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD & BUCKMAN, P.C.,
Office Court at Blue Bell, Suite 100,
585 Skippack Pike,
Blue Bell, PA 19422

HOUSER, JR., FREDERICK C., dec'd.

Late of Abington Township.
Executor: FREDERICK C. HOUSER, III,
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

KEHOE, KATHRYN P. also known as**KATHRYN PATRICIA KEHOE,
PATRICIA KEHOE and
K. PATRICIA KEHOE, dec'd.**

Late of West Norriton Township.
Executrix: KATHRYN P. KEHOE.
ATTORNEY: JAMES F. CARNEY,
610 West Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

McLATCHY, EDMUND H., JR., dec'd.

Late of Cheltenham Township.
Executrix: LINDA L. KUROWSKI,
c/o Stewart J. Berger, Esquire,
7207 Rising Sun Avenue,
Philadelphia, PA 19111.
ATTORNEY: STEWART J. BERGER,
LAW OFFICES OF STEWART J. BERGER, P.C.,
7207 Rising Sun Avenue,
Philadelphia, PA 19111

MULLER, MARY E., dec'd.

Late of Borough of Conshohocken.
Executor: KAREN STRUMLAK,
c/o Fiore & Barber LLC,
425 Main St., Suite 200,
Harleysville, PA 19438.
ATTORNEY: AMAN M. BARBER, III,
FIORE & BARBER, LLC,
425 Main Street, Suite 200,
Harleysville, PA 19438,
215-256-0205

POLLOCK, ELIZABETH M. also known as**ELIZABETH MAE POLLOCK and
ELIZABETH POLLOCK, dec'd.**

Late of Towamencin Township.
Executor: DENNIS POLLOCK,
c/o David W. Conver, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: DAVID W. CONVER,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

REICHERT, ALBERT H. also known as**ALBERT REICHERT, dec'd.**

Late of West Norriton Township.

Executor: KIRK B. REICHERT,

c/o Larmore Scarlett LLP,

P.O. Box 384,

Kennett Square, PA 19348.

ATTORNEY: DONALD B. LYNN, JR.,

LARMORE SCARLETT LLP,

P.O. Box 384,

Kennett Square, PA 19348

ROMAN, DOLORES L. also known as**DOLORES ROMAN, dec'd.**

Late of Whitpain Township.

Executors: JOSEPH M. ROMAN, JR.,

ANDREA LOSCALZO AND

MOIRA B. ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118.

ATTORNEY: MOIRA B. ROSENBERGER,

BARBER, SHARPE & ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118

ROSENHEIM, JR., ROBERT, dec'd.

Late of Upper Merion Township.

Executor: ROBERT ROSENHEIM, III,

2 Edelweiss Court,

Erial, NJ 08081.

ATTORNEY: DOUGLAS R. MADANICK,

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SCHNEIDER, SARAH, dec'd.

Late of Cheltenham Township.

Executrices: EILEEN APPELBAUM AND

GAIL CHASKES,

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STRAUSS, HELEN B., dec'd.

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THOMSON, EDITH ROMANE, dec'd.

Late of Borough of Souderton.

Executrix: LORI L. BECKER,

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THUMMEL, JEAN C., dec'd.

Late of Whitpain Township.

Executrix: THERESA BITZER,

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Lansdale, PA 19446

WARNER, HELEN B. also known as**HELEN WARNER, dec'd.**

Late of Lower Merion Township.

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WEABER, GERALD CHARLES, dec'd.

Late of Towamencin Township.

Executrix: MICHELLE WINDSOR,

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Second Publication**BAXTER, MAJOR, JR., dec'd.**

Late of Cheltenham Township.

Executrix: MARY L. SMOOT,

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BISHOP, JAMES B., dec'd.

Late of Upper Moreland Township.

Executor: DAVID G. ENNIS,

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BOEHS, HELEN E., dec'd.

Late of Upper Dublin Township.

Executor: DONALD BOEHS,

c/o 1502 Center Street,

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ATTORNEY: MICHAEL D. RECCHIUTI,

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BOODIS, IRVIN, dec'd.

Late of Lower Merion Township.

Executor: CHAD KAYSER.

ATTORNEY: MICHAEL G. CULLEN, P.C.,

208 W. Front Street,

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BUTTS, JOHN, dec'd.

Late of Whitemarsh Township.

Administrator: HOWARD M. SOLOMAN,

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CAMPBELL, HAROLD W. also known as**HAROLD WAYNE CAMPBELL, dec'd.**

Late of Worcester Township.

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ATTORNEY: PATRICIA LEISNER CLEMENTS,

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CARUANO, NICHOLAS V., dec'd.

Late of East Norriton Township.

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**CHARLES, ISABEL C. also known as
ISABELLE CORENA MOORE CHARLES,
ISABELLE CHARLES and
ISABELLE C. CHARLES, dec'd.**

Late of Borough of Pottstown.

Executrix: YVONNE A. MALDONADO,
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COLE, JEAN A., dec'd.

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**CORN, SELMA S. also known as
SELMA CORN, dec'd.**

Late of Abington Township.

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HOLLY C. CORN,
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**DEERY, DOROTHY M. also known as
DOROTHY M. GARAY and
DOROTHY GARAY, dec'd.**

Late of Lower Providence Township.

Executrix: CYNTHIA A. GARAY EVERARD,
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West Chester, PA 19382.

ATTORNEY: ELLEN B. SHEEHAN,
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EDWARDS, JUNE L., dec'd.

Late of Borough of Hatboro.

Executor: JAMES B. EDWARDS,
819 Wesley Ave.,
Ocean City, NJ 08226.

ATTORNEY: JASON B. MARTIN,
725 Skippack Pike, Suite 337,
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EGLESTON, NATALIE, dec'd.

Late of Borough of Ardmore.

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FRAWLEY, CATHERINE HENRY, dec'd.

Late of Borough of Collegeville.

Executor: KEVIN FRAWLEY,
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FRAY, LOIS P., dec'd.

Late of Limerick Township.

Executor: LARRY M. FRAY,
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FUHRMAN, RUTH S., dec'd.

Late of Borough of Souderton.

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GILLES, JOSEPH, dec'd.

Late of Montgomery Township.

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GODSHALL, PAUL A., dec'd.

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GRAY, JOANNE, dec'd.

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HEIDLER, DOROTHY V. also known as**DOROTHY HEIDLER, dec'd.**

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HILL, ROBERT J., dec'd.

Late of Upper Gwynedd Township.
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HOUSEAL, JANET R., dec'd.

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IORIO, PIERINA A., dec'd.

Late of Borough of Norristown.
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**JOHNSON, FRANCES MELINDA also known as
FRANCES MARTIN JOHNSON, dec'd.**

Late of Abington Township.
 Executrix: ROSEMARY F. BARBER,
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KATZ, MARTIN B., dec'd.

Late of Abington Township.
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 ATTORNEY: BRIAN P. McVAN,
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KELLER, JOAN B., dec'd.

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 Executors: WAYNE W. KELLER,
 MIMI B. DRAKE AND
 BLAIR L. KELLER,
 c/o Paul C. Heintz, Esquire,
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KERSHNER, P. QUILLMAN, dec'd.

Late of Worcester Township.
 Executor: KARL F. KERSHNER,
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KUTLER, JOYCE S. also known as**JOYCE KUTLER and****JOYCE STERN KUTLER, dec'd.**

Late of Springfield Township.
 Executor: ZOE ANN GINGOLD,
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LEE, CLEMENTINE C., dec'd.

Late of Borough of West Conshohocken.
 Administrator: ELBERT H. LEE,
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 ATTORNEY: MICHAEL C. SHIELDS,
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LOWENTHAL, PETER H., dec'd.

Late of Lower Gwynedd Township.
 Executor: STEPHAN BIEBER,
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 ATTORNEY: NEAL R. PEARLSTINE,
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**MacARTHUR, JOYCE S. also known as
JOYCE MacARTHUR, dec'd.**

Late of Upper Frederick Township.
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 ROLAND & SCHLEGEL,
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McDERMOTT, GERALD F., dec'd.

Late of Borough of Conshohocken.
 Administratrix C.T.A.: COURTNEY McDERMOTT,
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McFARLAND-WILK, NANCY also known as NANCY JANE McFARLAND-WILK, dec'd.

Late of Upper Gwynedd Township.
 Executrix: FAITH JOHNSON,
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McGILL, DAN M., dec'd.

Late of Lower Merion Township.
 Executrix: ELAINE K. McGILL,
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McKENDRICK, BEVERLY, dec'd.

Late of Borough of Trappe.
 Administrators: HEATHER VERNON AND
 GABRIELLE FRITZSCHE,
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MOYER, MABEL H. also known as MABEL MOYER, dec'd.

Late of Hereford Township.
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RICE, MARY M., dec'd.

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ROGERS, ANNE B., dec'd.

Late of Plymouth Township.
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RUANE, JOHN A., dec'd.

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RUSS, SHIRLEY G., dec'd.

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 ATTORNEY: JOHN A. TERRILL, II,
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SCHEETZ, CAROL L. also known as CAROL LYNN SCHEETZ and CAROL SCHEETZ, dec'd.

Late of Borough of Lansdale.
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 COOPER & GREENLEAF,
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SELLERS, NELLIE J., dec'd.

Late of Towamencin Township.
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SHAY, MARJORIE E., dec'd.

Late of Lower Gwynedd Township.
 Executor: CHARLES G. CHELEDEN, ESQ.,
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SMITH, MARTHA K. also known as MARTHA SMITH, dec'd.

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 ATTORNEY: DIANE H. YAZUJIAN,
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SZYMANSKA, SOPHIE also known as SOPHIE SZYMANSKI and ZOFIA SYZMANSKA, dec'd.

Late of Upper Providence Township.
 Executor: JOHN SZYMANSKI,
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 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
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TIDMARSH, KAREN M. also known as**KAREN TIDMARSH, dec'd.**

Late of Lower Merion Township.

Executrices: MARY PATTERSON McPHERSON AND JUDITH FOX,

c/o Terrance A. Kline, Esquire,
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Media, PA 19063.ATTORNEY: TERRANCE A. KLINE,
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Media, PA 19063**TRUMPER, ALAN H. also known as****ALAN TRUMPER, dec'd.**

Late of Lower Merion Township.

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BOCK and FINKELMAN, P.C.,
660 Two Logan Square,
Philadelphia, PA 19103**WAGNER, CARL H., JR., dec'd.**

Late of Montgomery County, PA.

Executor: JUDITH A. HERCEK,
c/o Walton B. Yoder, Esquire,
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P.O. Box 64132,
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Late of Upper Dublin Township.

Executor: THEODORE J. WEATHERS,
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3535 Welsh Road, Suite B,
Willow Grove, PA 19090**YEUTTER, FRANCES E. also known as****FRANCES YEUTTER, dec'd.**

Late of Hatfield Township.

Executrix: BARBARA Y. ROIG,
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1800 Pennbrook Parkway, Suite 200,
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DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446**YOUELLS, PAULINE C., dec'd.**

Late of Franconia Township.

Executor: DANIEL D. YOUELLS,
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P.O. Box 369,
Lederach, PA 19450-0369.ATTORNEY: PATRICIA M. DAVID,
MAZA & DAVID,
507 Salfordville Road,
P.O. Box 369,
Lederach, PA 19450-0369,
215-256-0007**Third and Final Publication****ALEXANDER, LILLIE IRENE, dec'd.**

Late of Borough of Schwenksville.

Executor: PAUL ALEXANDER,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446**AMES, HELEN C. also known as
HELEN CAMPBELL AMES and
HELEN AMES, dec'd.**

Late of Abington Township.

Executor: RICHARD M. AMES,
c/o William H. Bradbury, III, Esquire,
610 Sentry Parkway, Suite 130,
Blue Bell, PA 19422-2314.ATTORNEY: WILLIAM H. BRADBURY, III,
610 Sentry Parkway, Suite 130,
Blue Bell, PA 19422-2314**ATKINS, EVELYN MARIE also known as****EVELYN ATKINS and****EVELYN M. ATKINS, dec'd.**

Late of Lower Providence Township.

Co-Executrices: MS. SHARON PIERSON AND
MS. KATHLEEN ATKINS,
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319 Swede Street,
Norristown, PA 19401.ATTORNEY: MICHAEL P. GOTTLIEB,
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Norristown, PA 19401,
610-279-4200**BIRDSALL, THOMAS MORRISON also known as
DR. THOMAS M. BIRDSALL, dec'd.**

Late of Lower Merion Township.

Executrix: MARY B. RAIKEN,
591 Lindsey Avenue,
Wayne, PA 19087.**BLUM, JEFFREY R., dec'd.**

Late of Lower Merion Township.

Executrix: MAXINE GOLDFARB BLUM,
c/o 103 Sibley Avenue,
Ardmore, PA 19003-2311.ATTORNEY: HENRY L. SHRAGER,
103 Sibley Avenue,
Ardmore, PA 19003-2311**BULSON, ROBERT D., dec'd.**

Late of Borough of Hatboro.

Executor: MARC R. BULSON,
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FENNINGHAM, STEVENS & DEMPSTER LLP,
Five Neshaminy Interplex, Suite 315,
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Late of Borough of Narberth.

Executors: MATT CALLAHAN AND
THOMAS A. CALLAHAN,
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Narberth, PA 19072.ATTORNEY: KATHLEEN M. VALENTINE,
WILLCOX & VALENTINE,
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CLYMER, HENRY L., dec'd.

Late of Horsham Township.
 Executor: JILL McLAUGHLIN.
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 LAW OFFICES OF MICHELLE C. BERK, P.C.,
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 Fort Washington, PA 19034

DOUGHERTY, STEPHEN JOSEPH, dec'd.

Late of Borough of Narberth.
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EDDY, C. ROLAND also known as CHARLES ROLAND EDDY, dec'd.

Late of Montgomery Township.
 Executor: WILLIAM A. EDDY,
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 ATTORNEY: JAMES R. BEAM,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
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EGGENBERGER, ELIZABETH C., dec'd.

Late of Erdenheim, PA.
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FARMA, CAROL SUE also known as

CAROL FARMA,
CAROL S. MASTER and
CAROL MASTER, dec'd.
 Late of Springfield Township.
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FEINBERG, JACK E., dec'd.

Late of Lower Merion Township.
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FORMAN, CARMEN J., dec'd.

Late of Lower Merion Township.
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GASNER, TERRY L. also known as TERRY LEE GASNER and TERRY GASNER, dec'd.

Late of Lower Merion Township.
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GENUARDI, VINCENT B. also known as VINCENT GENUARDI, dec'd.

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 MRS. DONNA VARBARIS,
 c/o Michael P. Gottlieb, Esquire,
 319 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: MICHAEL P. GOTTLIEB,
 319 Swede Street,
 Norristown, PA 19401,
 610-279-4200

GLOVER, RUTH also known as R. GLOVER, dec'd.

Late of Lower Moreland Township.
 Executor: ANDREW GLOVER,
 3453 Buck Road,
 Huntingdon Valley, PA 19006.

GROTH, EDWARD J., dec'd.

Late of Borough of Lansdale.
 Executrices: STEPHANIE SHERMAN AND
 VALERIE M. MILLER BEAN,
 c/o Robert T. Kelly, Jr., Esquire,
 425 Spruce Street, Suite 200,
 P.O. Box 551,
 Scranton, PA 18501-0551.
 ATTORNEY: ROBERT T. KELLY, JR.,
 MYERS, BRIER & KELLY, LLP,
 425 Spruce Street, Suite 200,
 P.O. Box 551,
 Scranton, PA 18501-0551

GULTANOFF, BARRY also known as BARRY F. GULTANOFF, dec'd.

Late of Whitmarsh Township.
 Executor: ALEXIS SCHOSTAK,
 c/o McTighe, Weiss & O'Rourke,
 11 East Airy Street,
 P.O. Box 510,
 Norristown, PA 19401.
 ATTORNEY: JOHN R. O'ROURKE, JR.,
 11 East Airy Street,
 P.O. Box 510,
 Norristown, PA 19401

HAYDEN, NANCY G. also known as NANCY HAYDEN, dec'd.

Late of Skippack Township.
 Administratrix: DONNA HUNSBERGER,
 722 Evansburg Road,
 Collegeville, PA 19426.
 ATTORNEY: MATTHEW D. DUPEE,
 P.O. Box 768,
 Gwynedd Valley, PA 19437

HUDSON, VIRGINIA R., dec'd.

Late of Abington Township.
 Co-Executors: ROBERT S. HUDSON,
 326 Summit Avenue,
 Jenkintown, PA 19046,
 CYNTHIA A. HUDSON,
 1166 Sewell Lane,
 Rydal, PA 19046.
 ATTORNEY: MATTHEW T. WAIT,
 DuBOIS, SHEEHAN, HAMILTON, LEVIN &
 WEISSMAN, LLC,
 511 Cooper Street,
 Camden, NJ 08102

ILES, HELEN J. also known as**HELEN ILES and****HELEN JANE ILES, dec'd.**

Late of Horsham Township.

Administrator: ALAN K. ILES,

c/o Bruce A. Nicholson, Esquire,

104 N. York Road,

Hatboro, PA 19040.

ATTORNEY: BRUCE A. NICHOLSON,

104 N. York Road,

Hatboro, PA 19040

JOHNSON, RYAN M. also known as**RYAN JOHNSON, dec'd.**

Late of Borough of Trappe.

Administratrix: CATHERINE A. JOHNSON,

374 Jefferson Court,

Trappe, PA 19426.

ATTORNEY: FRANCIS X. BUSCHMAN, JR.,

BUSCHMAN & JOHNSON,

228 North Main Street,

Souderton, PA 18964

KENWORTHY, KATE, dec'd.

Late of Upper Dublin Township.

Administrator: ROBERT T. KENWORTHY, III,

c/o John C. Wright, Esquire,

4142 Ridge Avenue,

Philadelphia, PA 19129.

ATTORNEY: JOHN C. WRIGHT,

4142 Ridge Avenue,

Philadelphia, PA 19129

KNERR, LOUISE A. also known as**LOUISE KNERR, dec'd.**

Late of Borough of Royersford.

Executrix: BERNADETTE WARREN,

209 N. 3rd Avenue,

Royersford, PA 19468.

ATTORNEY: LAWRENCE M. FRANGIOSA,

1220 Valley Forge Road, Suite 3,

Phoenixville, PA 19460

KNOWLES, EMMA A. also known as**EMMA AMELIA KNOWLES, dec'd.**

Late of Borough of North Wales.

Executrix: EMMA SWEENEY,

c/o Linda M. McDonough, Esquire,

P.O. Box 694,

Doylestown, PA 18901.

ATTORNEY: LINDA M. McDONOUGH,

P.O. Box 694,

Doylestown, PA 18901

LILLEY, CHARLES C., dec'd.

Late of Franconia Township.

Executrix: SHIRLEY A. LILLEY,

679 Harleysville Pike,

Telford, PA 18969.

ATTORNEY: JEFFREY K. LANDIS,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 E. Broad Street,

P.O. Box 64769,

Souderton, PA 18964

MACKIN, THOMAS A., dec'd.

Late of Whitmarsh Township.

Executrix: MARY ANNE MACKIN,

c/o George M. Riter, Esquire,

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

MARINO, HELEN M., dec'd.

Late of West Norriton Township.

Co-Executors: BENJAMIN M. MARINO,

201 South Schuylkill Ave.,

Jeffersonville, PA 19403,

CATHERINE M. FACKLER,

829 South Perkasio Rd.,

Perkasie, PA 18944.

ATTORNEY: JOHN J. KILCOYNE,

HEANEY, KILCOYNE, BLECZINSKI & KELM, LLC,

P.O. Box 528,

Worcester, PA 19490

MOFFIT, THOMAS H. also known as**THOMAS HARVEY MOFFIT, dec'd.**

Late of Upper Gwynedd Township.

Executor: THOMAS H. MOFFIT, JR.,

c/o D. Rodman Eastburn, Esquire,

60 East Court Street,

P.O. Box 1389,

Doylestown, PA 18901-0137.

ATTORNEY: D. RODMAN EASTBURN,

EASTBURN & GRAY, P.C.,

60 East Court Street,

P.O. Box 1389,

Doylestown, PA 18901-0137

MOLIKEN, BARBARA ANN also known as**BARBARA A. DAVIS, dec'd.**

Late of Whitpain Township.

Executrix: JANINE A. CONNOLLY,

942 Netherwood Drive,

Blue Bell, PA 19422.

MYERS, WILLARD K. also known as**WILLARD MYERS, dec'd.**

Late of Borough of Lansdale.

Executrix: LOIS A. WINTON,

414 York Ave.,

Lansdale, PA 19446.

ATTORNEY: WILLIAM R. COOPER,

COOPER & GREENLEAF,

333 N. Broad St.,

Lansdale, PA 19446

NELSON, BARBARA A. also known as**BARBARA ARNOLD NELSON and****BARBARA JEAN NELSON, dec'd.**

Late of Upper Merion Township.

Executor: PETER M. NELSON,

446 NE Hazelfern Pl.,

Portland, OR 97232.

PARK, FRANCES also known as**FRANCES M. PARK, dec'd.**

Late of Upper Dublin Township.

Executor: WILLIAM T. PARK,

1708 Patricia Avenue,

Willow Grove, PA 19090.

ATTORNEY: RONALD C. UNTERBERGER,

HARPER & DRIVER,

123 South Broad Street, Suite 1840,

Philadelphia, PA 19109

POOLE, TERESA F. also known as**THERESA F. POOLE and****THERESA FORGACH POOLE, dec'd.**

Late of Plymouth Township.

Executrix: LISA P. DEEM,

c/o Daniel A. Czaplicki, Esquire,

Czaplicki & Gregor, PC,

16 Campus Blvd., Suite 200,

Newtown Square, PA 19073.

ATTORNEYS: CZAPLICKI & GREGOR, PC,

16 Campus Blvd., Suite 200,

Newtown Square, PA 19073

POTTER, MARYJANE, dec'd.

Late of Upper Merion Township.
 Executor: ROBERT J. MONTEMAYOR,
 241 Sweetbriar Circle,
 King of Prussia, PA 19406.

**REICH, JOSEPH also known as
DR. JOSEPH REICH, SR., dec'd.**

Late of Venice, Sarasota County, Florida and
 Lower Merion Township.
 Co-Ancillary Executors: PATRICIA COLLINS AND
 JOSEPH REICH, JR.,
 c/o Licia Ano Marrone, Esquire,
 1835 Market Street, Suite 505,
 Philadelphia, PA 19103-2968.
 ATTORNEY: LICIA ANO MARRONE,
 TEETERS HARVEY GILBOY & KAIER, LLP,
 1835 Market Street, Suite 505,
 Philadelphia, PA 19103-2968

REINEKE, ROGER E., dec'd.

Late of Harleysville, PA.
 Executor: ROBERT G. REINEKE,
 1991 Knight Road,
 Green Lane, PA 18054.

SAMSON, BEATRICE I., dec'd.

Late of Upper Salford Township.
 Executrix: PATRICIA G. HUGHES,
 c/o F. Craig La Rocca, Esquire,
 800 North Broad Street,
 Lansdale, PA 19446.

SCHEIRY, DANIEL C., dec'd.

Late of New Hanover Township.
 Executor: D. SCOTT SCHEIRY,
 192 Conrad Road,
 Barto, PA 19504.
 ATTORNEY: ROBERT R. KREITZ,
 ROLAND & SCHLEGEL,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

SHAY, CATHERINE C., dec'd.

Late of Upper Dublin Township.
 Executor: JOHN J. SHAY, JR.,
 109 Whitmarsh Road,
 Ardmore, PA 19003.
 ATTORNEY: DANIEL S. DOYLE,
 BROOKS, BRADLEY & DOYLE,
 21 West Second Street,
 Media, PA 19063

SMICK, ROSEMARY, dec'd.

Late of West Norriton Township.
 Administratrix DBA/CTA: ANNA SAPPINGTON,
 P.O. Box 575,
 Glenside, PA 19038.
 ATTORNEY: ANNA SAPPINGTON,
 P.O. Box 575,
 Glenside, PA 19038

**SMITH, HORTENSE GOODEN also known as
HORTENSE GENEVEVE SMITH, dec'd.**

Late of Abington Township.
 Administratrix: ALICE KERR,
 c/o Gordon M. Wase, Esquire,
 123 South Broad Street, Suite 2170,
 Philadelphia, PA 19109.
 ATTORNEY: GORDON M. WASE,
 WASE and WASE,
 123 South Broad Street, Suite 2170,
 Philadelphia, PA 19109

**STOLOFF, IRWIN L. also known as
IRWIN LESTER STOLOFF and
IRWIN STOLOFF, dec'd.**

Late of Cheltenham Township.
 Executor: RICHARD A. STOLOFF,
 605 New Road,
 Linwood, NJ 08221.

WABER, MORTON, dec'd.

Late of Lower Providence Township.
 Executrix: MIRIAM WABER,
 16301 Shannondell Drive,
 Audubon, PA 19403.
 ATTORNEY: LEONARD J. COOPER,
 COZEN O'CONNOR, P.C.,
 1900 Market St.,
 Philadelphia, PA 19103

**WEBSTER, ELIZABETH S. also known as
ELIZABETH WEBSTER,
BETTY S. WEBSTER and
BETTY WEBSTER, dec'd.**

Late of Whitmarsh Township.
 Executor: EDWARD S. WEBSTER,
 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

**YOUNG, JAMES F. also known as
JAMES YOUNG and
JAMES FRANK YOUNG, dec'd.**

Late of Upper Merion Township.
 Executrix: JANE D. YOUNG,
 c/o Richard M. Schwartz, Esquire,
 3000 Two Logan Square,
 Eighteenth and Arch Streets,
 Philadelphia, PA 19103-2799.
 ATTORNEY: RICHARD M. SCHWARTZ,
 PEPPER HAMILTON LLP,
 3000 Two Logan Square,
 Eighteenth and Arch Streets,
 Philadelphia, PA 19103-2799

TRUST NOTICES**Second Publication****OSWALD L. ITTENSOHN
REVOCABLE TRUST
TRUST UNDER AGREEMENT
DATED 05/07/2010,**

**Amended in its entirety 02/24/2011
 Oswald L. Ittensohn, Deceased 02/26/2013
 Late of Lower Salford Township,
 Montgomery County, PA**

All persons having claims or demands against said Trust
 are requested to make known the same and all persons
 indebted to the decedent to make payment without
 delay to:

Trustee: Univest Bank and Trust Co.
 14 North Main Street
 P.O. Box 64197
 Souderton, PA 18964

Trustee's Attorney: JEFFREY K. LANDIS, ESQUIRE
 Bricker, Landis, Hunsberger & Gingrich, LLP
 114 East Broad Street
 P.O. Box 64769
 Souderton, PA 18964
 215-723-4350

TRUST NOTICE

Upon the death of Francis X. Vidinski, a/k/a Francis Xavier Vidinski, of Towamencin Township, Montgomery County, Pennsylvania, on December 18, 2012, the Successor Trustee of the Vidinski Family Trust, namely William L. Krzemien, requests all persons having claims or demands against the trust of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay, respectively, to:

Trustee: William L. Krzemien
c/o Lewis Goodman, Esquire
Rubin, Glickman, Steinberg & Gifford
2605 N. Broad Street
P.O. Box 1277
Lansdale, PA 19446

Third and Final Publication

THE JAMES H. GERGES LIVING TRUST
dtd 01/13/2000,
as amended 10/01/2012
James H. Gerges, Deceased 12/27/2012

Late of Hatfield Borough, Montgomery County, Pennsylvania

All persons having claims or demands against the Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

DORIS W. GERGES, TRUSTEE
449 N. FAIRVIEW AVENUE
HATFIELD, PA 19440

Or her Attorney,
J. Oliver Gingrich, Esquire
Bricker, Landis, Hunsberger & Gingrich, LLP
114 East Broad Street, P.O. Box 64769
Souderton, Pennsylvania 18964
215-723-4350

THE SCHULER FAMILY TRUST
UNDER TRUST AGREEMENT
DATED 03/02/1998,
AS AMENDED AND RESTATED BY
FIRST AMENDMENT DATED 11/16/2004,
AGNES G. SCHULER, DECEASED 12/16/2012
Late of Douglass Township
Montgomery County, PA

All persons having claims or demands against THE SCHULER FAMILY TRUST under trust agreement dated March 2, 1998, as amended and restated by First Amendment dated November 16, 2004, Agnes G. Schuler, deceased, are requested to make known the same, and all persons indebted to the trust or the decedent to make payment without delay to:

The Successor Trustees:
Gary A. Schuler and Robert J. Schuler
c/o Mullaney Law Offices
598 Main Street
P.O. Box 24
Red Hill, PA 18076

or to their attorney:

Christopher P. Mullaney, Esquire
Mullaney Law Offices
598 Main Street
P.O. Box 24
Red Hill, PA 18076
215-679-7931

EXECUTIONS ISSUED

Week Ending March 25, 2013

The Defendant's Name Appears First in Capital Letters

ADKINS, KEITH: BANK OF AMERICA, GRNSH. - Asset Acceptance, LLC; 201303018; WRIT/EXEC.
ARENCIBIA, HILDA - Wells Fargo Bank, et al.; 201223960.
ARMSTRONG, JOHN: FIRST NIAGARA, GRNSH. - American Express Bank Fsb A Federal Savings Bank; 201216146; WRIT/EXEC.
BATT, JAMES: WACHOVIA BANK, GRNSH. - American Express Centurion Bank; 201203571.
BEHRENS, RUDOLPH - Jordan Kitt Music, Inc.; 200926279; WRIT/EXEC.
BENCHOFF, ROBIN: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201304278; \$5,023.68.
BHATT, PURVA: TD BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201302402; WRIT/EXEC.
BISHOP, JEFFERY: BANK OF AMERICA, GRNSH. - Equable Ascent Financial, LLC; 201210633; \$2,765.76.
BONFRANCESCO, EDWARD - Phh Mortgage Corporation; 201302297; \$204,468.25.
BRETZ, ANDREA: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201117838; \$3,167.05.
BROWNSON, KENNETH: KIMBERLY - Lpp Mortgage Ltd; 201223568.
BUKSTEL, ED: WELLS FARGO BANK, GRNSH. - Schiffer And Buus Apc; 201305844; WRIT/EXEC.
BURKE-COOK, JENNACA: SOVEREIGN BANK, GRNSH. - American Express Bank Fsb; 201212126; WRIT/EXEC.
BURTON PHOTO INDUSTRIES, INC.: BURTON IMAGING GROUP: SCHUR, WAYNE: UBS FINANCIAL SERVICES, INC., GRNSH., ET AL. - Td Bank Na, et al.; 201106796; \$295,468.19.
BUTKOWSKI, PATRICIA: MARK - Deutsche Bank National Trust Company, et al.; 201300303; \$207,037.10.
CATANIA, ANTHONY: MORI - Wells Fargo Bank Na; 201203731; \$196,557.87.
CHIAVERELLI, RAMON: WELLS FARGO BANK NA, GRNSH. - St Josephs University; 201115329; WRIT/EXEC.
CONGER, KELLY: MARGARET - Gmac Mortgage, LLC; 201229293; \$78,300.57.
DIPIAZZA, MARLA: BANK OF AMERICA, GRNSH. - Asset Acceptance, LLC; 201303092; \$15,617.29.
DOMINICK, ANDREA - Wells Fargo Bank Na; 201222495; \$94,662.28.
EVANS, DELORIS: MITCHELL, WILMA: EVANS, DELORIS, ET AL. - Wells Fargo Bank Na; 201215871.
FIORELLA, JASON - Cach, LLC; 200711766; WRIT/EXEC.
FLYNN, PATRICK: SCHUETT, ELSIE - Wells Fargo Bank Na, et al.; 200903713; \$152,415.46.
GARLAND, WALTER - Nco, et al.; 200608279.
GERHARD, LINDA: HALTERMAN, KEITH: UNITED STATE OF AMERICA DEPT OF TREASURY INTERNAL REVENUE S - Hsbc Bank Usa National Association, et al.; 201225113; WRIT/EXEC.

GOWER, BETH: PETER: NATIONAL PENN BANK, GRNSH. - Hatfield Borough; 201216244; WRIT/EXEC.

GREGRO, ALISON: JERRY - Jpmorgan Chase Bank Na, et al.; 201219460; \$310,198.45.

HICKS, BARBARA - American Credit & Collections, LLC; 201305250; \$10,075.00.

HIRSH, DAVID: DAVID - Citimortgage, Inc., et al.; 201206940; \$110,498.81.

HOULE, MARY: FIRST NIAGARA BANK, GRNSH. - Lvnv Funding, LLC; 201208399; \$1,301.52.

IJEOMA, CHARMAINE - Susquehanna Bank, et al.; 201205917; \$117,252.65.

JONES, LOUISE: BANK OF AMERICA, GRNSH. - Midland Funding, LLC; 201303085; \$7,950.77.

KANG, SUNG - Wells Fargo Bank Na; 201300804; \$146,070.02.

KINTNER, DANIEL: GUERRA, PATRICIA: TD BANK, GRNSH. - Rhode Island Novelty Co; 201206335; WRIT/EXEC.

KORENKIEWICZ, JUSTIN: FIRST NIAGARA BANK, GRNSH. - American Express Bank Fsb; 201212944.

KREISCHER, RODNEY: TD BANK, GRNSH. - Lvnv Funding, LLC; 201304707; \$10,978.78.

LAURENS COURT, LLC: CITY LINE ABSTRACT, GRNSH. - Aba Real Estate 2, L.P.; 201305937; \$9,105.00.

LEIBOWITZ, GABRIEL: EDDEE: LONNEE - Wells Fargo Bank Na; 201226219; \$167,236.41.

LICZBINSKI, ROBIN: JOHN - Wells Fargo Bank Na; 201135107; \$209,434.30.

MCCABE, MICHAEL: NORTHSTAR INTERIORS AND CERAMIC, INC.: TD BANK NATIONAL ASSOCIATION, GRNSH. - American Express Bank Fsb; 20122758; \$10,322.73.

MENGEL, JAMES - Sovereign Bank, et al.; 201024712; ORDER/AMEND IN REM JDMT 326.40.

MOORE, DEAN: HERBERT, KATHY - Erie Insurance Exchange, et al.; 201219570; \$6,969.08.

ONEILL, JOHN: JULIE: JULIE - Gmac Mortgage, LLC; 200826626; ORDER/JDMT 191,030.09.

PALUMBO, FRANK: FRANK: LYNNE, ET AL. - Wells Fargo Bank Na; 201210738; \$317,742.20.

PANTANO, MARK: DEBORAH - Sovereign Bank, et al.; 201006014; WRIT/EXEC.

RUSSELL, ALLEN: ALLEN: MERVIN, ET AL. - Wells Fargo Bank Na; 201215532; \$229,823.42.

SANTAGELÓ, NICOLE: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201302393; \$1,269.68.

SCHILDER, RUTH - Lvnv Fund, LLC; 200800198; \$3,274.46.

SHOUR, ANN MARIE: RONALD - Bank Of America Na, et al.; 201204940; ORDER/536,594.78.

SOCKWELL, GARY - Wells Fargo Bank Na; 201300800; \$266,280.97.

STAUB, BRIAN: STEPHANIE - Bank Of America Na, et al.; 201226186; \$220,309.56.

STOVALL, CRYSTAL: EARL: RUBY: WELLS FARGO BANK NA, GRNSH. - Restorecore, Inc.; 201222645; WRIT/EXEC.

THOMAS, DALTON: PNC BANK, GRNSH. - Harcum College; 201124719; WRI/EXEC.

VEPPUSTEK, DENISE - Jpmorgan Chase Bank National Association; 201226226; \$188,919.06.

WALKER BRADLEY P: AMELA: BRADLEY, DAVID - Jpmorgan Chase Bank National Association; 201218370; \$78,750.43.

WOODS, MARIE - Bank Of New York Mellon; 201215011; \$298,020.74.

XIA, ZHINING: ZHINGING - Sovereign Bank Na, et al.; 201224168; \$147,706.05.

ZANCOLLI, FRAN: TD BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201302406; \$925.13.

JUDGMENTS AND LIENS ENTERED

Week Ending March 25, 2013

The Defendant's Name Appears First in Capital Letters

BELLEVUE, GREGORY - Halpern, Michael; 201304964; Writ of Certiorari.

BISHOW, HARVEY - Buffalo Clinic Pa; 201305319; Foreign Judgment; \$23122.00.

BURKE, RICHARD - Capital One Bank; 201305616; Judgment fr. District Justice; \$1721.03.

CATALDI, ANTHONY - Law Offices Of Alan R Mege; 201305188; Certification of Judgment; \$18280.66.

COLAIEZZI, DAVID - Capital One Bank; 201305202; Judgment fr. District Justice; \$2483.65.

DANIEL, DEBORAH - Discover Bank; 201305196; Judgment fr. District Justice; \$9452.42.

DYCHES, LEE - Suntrust Bank; 201305242; Foreign Judgment; \$18,834.72.

FIERRO, JONETTE - Midland Funding Llc; 201305621; Judgment fr. District Justice; \$10562.25.

FLANIGAN, JUDITH - Equable Ascent Financial Llc; 201305233; Judgment fr. District Justice; \$5,380.39.

HENCE, ELIZABETH - Equable Ascent Financial Llc; 201305259; Judgment fr. District Justice; \$3,138.11.

HESS, BRIAN - Equable Ascent Financial Llc; 201305177; Judgment fr. District Justice; \$9186.98.

JERNIGAN, JANA - Yannessa, Paul; 201305201; Judgment fr. District Justice; \$5629.05.

KELLY, ROBERT - Midland Funding Llc; 201305568; Judgment fr. District Justice; \$4916.25.

KIM, JAEK - Equable Abcent Financial Llc; 201305155; Judgment fr. District Justice; \$4886.91.

LAMB PAPIRO, ANNA: FRANCIS A URSO & ASSOCIATES - Papiro, Thomas; 201305212; Certification of Judgment; \$5,000.00.

LEADER, ANDRE: THOMAS, JENNIFER - Kontostaphis, Kyriakos; 201305484; Judgment fr. District Justice; \$1704.05.

MAYHEW INC - Security Fence Company; 201305692; Judgment fr. District Justice; \$5141.00.

MCCARIY, MIKE - Affinity Property Mngmnt & Realty; 201305663; Judgment fr. District Justice; \$2520.00.

MCNALLY, TARA - Equable Ascent Financial Llc; 201305263; Judgment fr. District Justice; \$3,434.47.

MULLEN, THOMAS - Equable Ascent Financial Llc; 201305276; Judgment fr. District Justice; \$1,448.22.

PHILLIPS, ASHLEY - Equable Ascent Financial Llc; 201305235; Judgment fr. District Justice; \$5,943.06.

PICHAJ, OLGA - Equable Ascent Financial Llc; 201305240; Judgment fr. District Justice; \$3,635.99.

PRATT, KERRIANN - Equable Ascent Financial Llc; 201305163; Judgment fr. District Justice; \$1433.06.

REESE, CHRISTINE - Bluestone Investments Inc;
201305193; Judgment fr. District Justice; \$6855.80.
SACKOR, MOHAMMED - Target National Bank;
201305662; Judgment fr. District Justice; \$5180.81.
SMOOT, CLYDE: LEANORA - Sydney Leasing Lp;
201305361; Judgment fr. District Justice; \$6352.44.
SNIPES, RASHEED - Equable Ascent Financial Llc;
201305138; Judgment fr. District Justice; \$1,491.65.
WIGG, JEFF: JEFF - First Resolution Investment
Corporation; 201305279; Foreign Judgment;
\$2,145.45.
YELLOW, JASMINE - Montgomery Pointe Comm Assn;
201305198; Judgment fr. District Justice; \$8185.55.

**ABINGTON SCHOOL DIST. -
entered municipal claims against:**

Dickerson, Walter: Maxine; 201305601; \$1229.05.
Samuels, Pierre: Deborah; 201305603; \$1749.05.

**CHELTENHAM TWP. -
entered municipal claims against:**

Barksdale, Gregory: Coralie; 201305450; \$464.00.
Barksdale, Gregory: Coralie; 201305451; \$314.
Cody, Morris: Helen; 201305425; \$314.00.
Cody, Morris: Helen; 201305424; \$457.00.
Crist, Helen; 201305436; \$733.00.
Crist, Helen; 201305437; \$314.
Dickson, Lucious; 201305440; \$504.00.
Dickson, Lucious; 201305446; \$314.
Eldabbas, Raieda; 201305447; \$128.00.
Eldabbas, Raieda; 201305448; \$314.
Grazanio, Frank: Abgelina; 201305468; \$588.00.
Grazanio, Frank: Abgelina; 201305469; \$314.
Harvey-Pray, Sabrina; 201305454; \$494.00.
Harvey-Pray, Sabrina; 201305455; \$314.
Hoon, Tae: Yoon, Chung; 201305423; \$314.00.
Hoon, Tae: Yoon, Chung; 201305422; \$475.00.
Jackson, John: Annie; 201305460; \$580.00.
Jackson, John: Annie; 201305461; \$314.
Kane, Harold: Adrienne; 201305344; \$1406.31.
Lamour, Osherne; 201305438; \$528.00.
Lamour, Osherne; 201305439; \$314.
Levette, Aribelle; 201305458; \$1202.00.
Levette, Aribelle; 201305459; \$314.
Linwood Llc; 201305416; \$1045.00.
Linwood Llc; 201305417; \$314.00.
Miller, Yvonne; 201305430; \$540.00.
Miller, Yvonne; 201305431; \$314.
Mitchell, Daniel: Wanda; 201305462; \$553.00.
Mitchell, Daniel: Wanda; 201305463; \$314.00.
Newton, Gene: Maeonia; 201305452; \$438.00.
Newton, Gene: Maeonia; 201305453; \$314.
Perkins, Mary; 201305432; \$399.00.
Perkins, Mary; 201305433; \$314.00.
Robinson, Charlie: Jeanette; 201305420; \$229.00.
Robinson, Charlie: Jeanette; 201305421; \$314.00.
Sbar, Marshal: Suzanne; 201305434; \$399.00.
Sbar, Marshal: Suzanne; 201305435; \$314.00.
Sevenco Llc; 201305428; \$447.00.
Sevenco Llc; 201305429; \$314.
Sims, Samuel: Armita; 201305464; \$563.00.
Sims, Samuel: Armita; 201305465; \$314.
Sovereign Realty Llc; 201305427; \$1513.00.
Tener, Morton: Ronne; 201305466; \$498.00.
Tener, Morton: Ronne; 201305467; \$314.
Thompson, Geo: Janet; 201305418; \$176.00.

Thompson, Geo: Janet; 201305419; \$314.
Walton, James; 201305456; \$577.00.
Walton, James; 201305457; \$314.
Whalen, Fenton: Marie; 201305321; \$896.31.
Yu, Mi; 201305426; \$929.00.

**CHELTENHAM TWP. SCHOOL DIST. -
entered municipal claims against:**

Kane, Harold: Adrienne; 201305343; \$6162.31.
Wingert, Joseph: Lynn; 201305345; \$7994.50.

**LOWER MORELAND TWP. SCHOOL DIST. -
entered municipal claims against:**

Manno, Charles: Susan; 201305606; \$3712.15.

**LOWER POTTS GROVE TWP. AUTH. -
entered municipal claims against:**

Glenn, Gregory: Alicia; 201305672; \$1,049.40.
Weber, Robert: Debra; 201305667; \$654.81.

**NORRISTOWN MUNICIPALITY -
entered municipal claims against:**

Community Day Care Association; 201305261;
\$29021.50.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Lochwood Office Lp; 201305608; \$56727.10.

**POTTS GROVE SCHOOL DIST. -
entered municipal claims against:**

Murphy, Charles: David; 201305245; \$2,822.36.
Renovations By Design Inc; 201305247; \$5,211.41.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Cochran, George; 201305664; \$279.48.
Dietterick, Grace: Lightcap, John; 201305257; \$654.03.
Fine, Beth; 201305688; \$274.29.
Jenkins, Peggy; 201305660; \$269.61.
Jenkins, Peggy; 201305661; \$444.03.
Midiri, Robert: Ponzek, Rachel; 201305246; \$536.75.
Napoli, Ryan: Renee; 201305256; \$654.20.
Napoli, Ryan: Renee; 201305679; \$274.29.
Smith, Ronald; 201305260; \$456.54.
Stine, Richard; 201305676; \$274.29.
Zettlemoyer, E.; 201305658; \$819.87.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Bassetts Bbq-Kop Inc: Cosenza, Andrew; 201370298;
\$1759.00.
Bergin, Aloysius; 201370303; \$82155.28.
Cervone, Celine; 201370302; \$30184.77.
Coulter, Robert: Christina; 201370297; \$24459.96.
Curds And Whey Ltd; 201370301; \$1853.93.
Goldberg, Richard; 201370305; \$18658.24.
Gunder, Jeffrey; 201370311; \$1713.08.
Gunder, Jeffrey: Ellen; 201370312; \$87528.59.
Harrington, Thomas: Joy; 201370307; \$2747.68.
James L Minus Funeral Home Inc; 201370299;
\$3053.53.
Leidy, Robert; 201370306; \$32377.18.
Michael Wink Plumbing Heating & Air-Conditioning Inc;
201370310; \$4217.24.
Murry, Martha; 201370308; \$86783.27.

North Penn Health Food Center Llc; 201370300;
\$4272.21.

Ortiz, Anna; 201370304; \$32873.72.
Piontek, Vicki; 201370313; \$37063.02.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Disalvo, Alfia; 201305611; \$1145.67.
Meade, Spencer; 201305612; \$355.50.
Stauffer, Rebecca; Steven; 201305613; \$416.36.

LETTERS OF ADMINISTRATION

Granted Week Ending March 25, 2013

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

COSTELLO, LORI J. - Whitmarsh Township;
Colancecco, Kathryn E., 226 E 13Th Ave
Conshohocken, PA 19428.
DELIZIA, MARY A. - Cheltenham Township;
Delizia, Roy M., 8235 Forest Avenue
Elkins Park, PA 19027.
DIXON, MILDRED - Cheltenham Township;
Dixon, James, Jr., 7823 Deer Run Road
Laverock, PA 19038.
GUARNA, CELENA K. - Lower Salford Township;
Guarna, Ted, 303 Park Avenue
Harleysville, PA 19438.
HARRIS, MILDRED - Upper Moreland Township;
Cooperman, Sam, 103 Timothy Circle
Radnor, PA 19087.
JONELLO, MARGARET - Plymouth Township;
Jonello, Paul J., 261 Summit Ave
Conshohocken, PA 19428.
JONES, HOWARD S., SR. - Norristown Borough;
Duckett, Heidi L., 1625 Pine Street
Norristown, PA 19401.
MAMOLEN, MAXWELL J. - Cheltenham Township;
Mamolén, Patti D., 651 Brooke Road
Glenside, PA 19038.
VAN, DEN NOORT ISABEL M. - Van, Den Noort Jeff,
Po Box 144 No Hero, VT 05474.
WALTON, LINDA D. - Ambler Borough;
Johnson, Latina L., 192 Community Drive
Lansdale, PA 19446.
WESTENDORF, SILVANA - ; Fein, Barbara A.,
The Law Offices Of Barbara A. Fein
Horsham, PA 19044.
WILSON, MONICA D. - Abington Township;
Wilson, Kenneth, 1379 Fitzwatertown Rd
Abington, PA 19001.

ALULLO, ASHLEY: STEWART, SHAQUON -
Lund, Kelly; 201305013; Complaint for
Custody/Visitation.
AMAEFUNA, PATRICK: CHIGOZIE -
Wells Fargo Bank Na; 201305590; Complaint In
Mortgage Foreclosure; Wooters, Meridith H.
AMERICAN BODY CARE: NATHAN, GLEN -
Leimer, Elisabeth; 201305244; Appeal from
District Justice.
ARROYO, MANUEL - Montgomery County
Children Youth; 201305375; Support/Exceptions.
ARTMAN, BRIAN - Midland Funding Llc;
201305574; Civil Action; Volk, Michael B.
BAEZ, LUIZ: REAL PROPERTY MANAGEMENT -
Colontonio, Nicolina; 201305491; Appeal from
District Justice.
BANMILLER, GALE - Bank Of America Na;
201305545; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.
BARNHART, W. H - Ability Recovery Services Llc;
201305542; Civil Action; Mulligan, James T., Jr.
BARRETT, JOHN - Midland Funding Llc;
201305583; Civil Action; Volk, Michael B.
BASTIDA, JANETH - Ceron-Perez, Eli; 201305204;
Complaint for Custody/Visitation.
BILL GOODWIN CONSTRUCTION LLC:
AMERICAN ASPHALT PAVING COMPANY:
BILL GOODWIN ENTERPRISES LLC, ET.AL. -
Midlantic Machinery Inc; 201305669;
Civil Action; Perrone, William J.
BISHOP, TRICIA - Wells Fargo Bank Na; 201305480;
Complaint In Mortgage Foreclosure;
Dietterick, Scott A.
BOWMAN, STUART - Bowman, Suzanne; 201305271;
Complaint Divorce; Consolo, Colleen F.
BRENNAN, DANIEL - Pride Acquisitions Llc;
201305341; Civil Action; Pirillo, Melissa.
BUGAR, ERICA: CATANICI, JEAN: MARIUS, ET.AL. -
Wells Fargo Bank Na; 201305370; Complaint In
Mortgage Foreclosure; Wells, Allison F.
CHELBOURNE PLAZA CONDOMINIUMS:
CHELBOURNE ASSOCIATES
LIMITED PARTNERSHIP: CHELBOURNE INC,
ET.AL. - Rothberg, Herman; 201305609;
Civil Action; Steinberg, Benjamin.
CLUNK, JAMES - Citibank Na; 201305615;
Civil Action; Suttell, Brittany J.
CZAJKOWSKI, WITOLD - State Farm Mutual
Automobile Insurance Company; 201305302;
Civil Action; D'Emilio, Paul F.
DAVENPORT, HENRY - Davenport, Mary; 201305316;
Complaint Divorce; Morrissey, Caren.
DAVIES, MARK - Davies, Cynthia; 201305575;
Complaint Divorce; Casale, Helen E.
DEARDEN, ROBERT - State Farm Mutual
Automobile Insurance Company; 201305666;
Civil Action; Gluck, James.
DEMEDIO, GARY - Midland Funding Llc;
201305577; Civil Action; Volk, Michael B.
DIPRINZIO, ANTHONY - Pride Acquisitions Llc;
201305335; Civil Action; Pirillo, Melissa.
DUTTA, RISHAV - Mony, Sharmin; 201305675;
Complaint Divorce; Longenhagen, Michael G.
ELENBACK, JOSEPH - Elenback, Stacy;
201305570; Complaint for Custody/Visitation.
ELLIS, AMY - Thunderbolt Holdings Ltd Llc;
201305339; Civil Action; Pirillo, Melissa.

SUITS BROUGHT

Week Ending March 25, 2013

**The Defendant's Name Appears
First in Capital Letters**

ADVANCED SURGICAL PRODUCTS INC -
Whitmarsh Township; 201305262; Civil Action;
Kilkenny, Sean P.

- ELLIS, RONALD: MARGARET - Sovereign Bank Na; 201305587; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- FAUST, ASHLEY - Ondik, Thomas; 201305494; Complaint for Custody/Visitation.
- FIDALGO-FARMER, MELISSA - Briscoe, Lavoy; 201305200; Complaint for Custody/Visitation.
- GARRO, ANTHONY - Garro, Joanne; 201305443; Complaint Divorce; Gibbons, Maria E.
- GIORDANO, STEVE - Pride Acquisitions Llc; 201305507; Civil Action; Pirillo, Melissa.
- GRAVITZ, EVAN - Caprio, James; 201305678; Civil Action; Leabman, Michael T.
- GREGOIRE, MILDRED: MOURAR, JOHN - Diakon Lutheran Social Ministries; 201305214; Civil Action; Zellner, Brian K.
- GRIMM, JENNIFER - Discover Bank; 201305342; Appeal from District Justice.
- HAILEMICAEL, ZAKARIAS - Phinizy, Wendi; 201305197; Complaint for Custody/Visitation.
- HARTMAN, HANNEGRET - Belovitz, William; 201305624; Civil Action; Johnson, Richard W.
- HELLER, HARVEY - Heller, Vivikka; 201305622; Complaint Divorce; Ozorowski, George J.
- HOCKMAN, PAUL: CINDY: PAUL, ET.AL. - Bank Of America Na; 201305314; Complaint In Mortgage Foreclosure; Krohn, John.
- HUNTE, SAMUEL - Wells Fargo Bank Na; 201305635; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- JETER, DEMETRIUS - Cu Members Mortgage; 201305320; Complaint In Mortgage Foreclosure; Cantwell, Melissa.
- JONES, JAMES - Rogers, John; 201305336; Appeal from District Justice.
- KIDD, JOSEPH: DORETHA - Jpmorgan Chase Bank Na; 201305412; Complaint In Mortgage Foreclosure; Wells, Allison F.
- KINKAID, EDITH - Dell Financial Services Llc; 201305228; Civil Action; Martin, Syretta.
- KNIGHT, RONALD - Miller, Danielle; 201305129; Complaint for Custody/Visitation.
- KODER, ERIC - Koder, Rachel; 201305378; Complaint Divorce.
- KOST, THOMAS - Kost, Jessie; 201305496; Complaint Divorce; Earl, Douglas.
- LAVENBERG, JULIA - Lavenberg, Robert; 201305334; Complaint Divorce; Perry, Allan C.
- LAYSER, DEREK: LAYSER & FREIDWALD PC - Mickman, Elaine; 201305293; Civil Action; Rominger, Karl E.
- LEE, HEE: SEO, YOUNG - Pugliese, Virginia; 201305674; Appeal from District Justice; Harmon, Ryan D.
- LEWIS, LESLIE: PAUL - Diamond, Cheryl; 201305243; Petition to Appeal Nunc Pro Tunc; Butterworth, David G.
- LOGAN, LORI: CHRISTOPHER - Wells Fargo Bank Na; 201305324; Complaint In Mortgage Foreclosure; Wooters, Meredith H.
- MACK, GEORGE - Daugherty, Susan; 201305072; Complaint for Custody/Visitation.
- MADARA, MICHAEL: ANGELA - Cerdan, Pearl; 201305187; Civil Action; Kofsky, Keith W.
- MARELLO, KEVIN - Thunderbolt Holdings Ltd Llc; 201305333; Civil Action; Pirillo, Melissa.
- MARINCOLA, GREGORY - Thunderbolt Holdings Ltd Llc; 201305248; Civil Action; Pirillo, Melissa.
- MARLAND, ALYSSA: ESTATE OF ALKIS MARLAND: WEBER, ANDREA - Bank Of America; 201305711; Complaint In Mortgage Foreclosure; Wells, Allison F.
- MARTIN, KEITH - Martin, Keely; 201305296; Complaint Divorce.
- MCDEVITT, FRANCIS - Mcdevitt, Cindy; 201305396; Complaint Divorce; Raie, Soleiman Khalil.
- MCDEVITT, MARVIE - Mcdevitt, Kevin; 201305444; Complaint Divorce; Thompson, Caroline J.
- MCINTYRE, IAN - Bank Of America Na; 201305357; Complaint In Mortgage Foreclosure; Krohn, John.
- MCKEE, SHAYNE: TRUMBORE, JESICA - Wells Fargo Bank Na; 201305566; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MILANESI, ANNA - Discover Bank; 201305340; Civil Action; Gulko, Ralph.
- MONACO, SHANNON - Monaco, Christopher; 201305488; Complaint Divorce; Fiore, Christopher P.
- MONIQUE, MINOR - Discover Bank; 201305280; Civil Action; Gulko, Ralph.
- MONROE MUFFLER BRAKE - Cimorelli, Salvatore; 201305625; Appeal from District Justice.
- MULHEM, EVAN - Mulhem, Rebecca; 201305222; Complaint Divorce.
- NABER, MICHAEL - Citibank Na; 201305126; Civil Action; Suttell, Brittany J.
- NAREWSKI, EDWARD: SUSAN - Manorcare - Lansdale Of Montgomery Pa Llc; 201305644; Civil Action; Slotter, Casey L.
- PANFILE, JOHN - Panfile, Kimberly; 201305589; Complaint Divorce; Johnson, Wayne F., Jr.
- PASCUAL, MARC: DEMCHIK, STEPHANIE - Nationstar Mortgage Llc; 201305364; Complaint In Mortgage Foreclosure; Wells, Allison F.
- PAYNE, ROBERT - Asset Acceptance Llc; 201305578; Civil Action; Volk, Michael B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gurczynski, Ronald; 201305224; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Simpkins, Michael; 201305269; Appeal from Suspension/Registration/Insp; Campbell, Brendan.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Parrish, Dana; 201305371; Appeal from Suspension/Registration/Insp; Guyer, Edwin L.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Martin, Anne; 201305373; Appeal from Suspension/Registration/Insp.
- PERKINS, LAURA: DOLT, MICHAEL - State Farm Mutual Automobile Insurance Company; 201305585; Civil Action; Gluck, James.
- PIZZA HUT - Williams, Dwight; 201305365; Civil Action.
- PROFESSIONAL BUREAU OF COLLECTIONS OF MARYLAND INC: PROFESSIONAL BUREAU OF COLLECTIONS OF MARYLAND INC - Solomon, Cherise; 201305325; Civil Action; Piontek, Vicki.
- RAYE, LARRY - Raye, Michelle; 201305407; Complaint Divorce; Fabick, Edward J.
- REYES, JOSE - Palacios-Romero, Rosa; 201305254; Complaint Divorce.

ROOF MENDERS INC - Reinus, William;
201305264; Appeal from District Justice.

ROSENBLUM, RICHARD - Asset Acceptance Llc;
201305581; Civil Action; Volk, Michael B.

ROXBOROUGH MEMORIAL HOSPITAL -
Asi Advanced Surgical Inc; 201305593; Appeal
from District Justice.

SAFIER, NEIL - Corbman, Gene; 201305203;
Civil Action; Mege, Alan R.

SALONE, ERIN: NICHOLAS - Wells Fargo Bank Na;
201305374; Complaint In Mortgage Foreclosure;
Kolesnik, John M.

SANDS, STEVEN - Asset Acceptance Llc;
201305579; Civil Action; Volk, Michael B.

SCHLOSSER, GLADYS - Schlosser, Joseph;
201305390; Complaint Divorce.

SCHRODER, PATRICIA - National Collegiate
Student Loan Trust 2004-2; 201305323;
Civil Action; Ratchford, Michael F.

SEVERNS, KIMBERLY: WILLIAM -
Mansfield, Vernon; 201305677; Civil Action;
Mau, Ann M.

SEYMORE, CATHERINE: CATHERINE:
CATHLEEN - Wells Fargo Bank Na; 201305382;
Complaint In Mortgage Foreclosure;
Wooters, Meridith H.

SHENDGE, ANIRUDDHA - Asset Acceptance Llc;
201305588; Civil Action; Volk, Michael B.

SINNI, SHAWN: SHAWN - Central Mortgage
Company; 201305381; Complaint In Mortgage
Foreclosure; Kolesnik, John M.

SKYHAWK MANAGEMENT COMPANY INC:
PAUL DAVIS RESTORATION OF
BUCKS COUNTY - State Farm Fire And
Casualty Company; 201305195; Civil Action;
Davis, John P. Iii.

SLAVINSKI, DIANN - Pride Acquisitions Llc;
201305337; Civil Action; Pirillo, Melissa.

SMITH, AMELIA: AMELIA: WILLIAM, ET.AL. -
Miller, John; 201305258; Civil Action;
Aivazoglou, John.

SMITH, KERRY - Smith, Richard; 201305681;
Complaint Divorce.

SOKOLOV, JONATHAN - Jacobs, Abbie;
201305493; Appeal from District Justice.

STAMPONE, FREDERICK - Stampone, Karen;
201305318; Complaint Divorce; Smith, Tiffany M.

STAUROWSKY, FRANKLIN: DONNA -
Jenkins, Arthur; 201305653; Civil Action;
Jenkins, Arthur L., Jr.

SUCHESKI, GREGORY - Wells Fargo Bank Na;
201305414; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.

SWEITZER, BRETT: EINSTEIN REGIONAL
ORTHOPEDIC SPECIALIST: EPPI REGIONAL
ORTHOPEDICS, ET.AL. - Johnson, Kareem;
201305719; Civil Action; Lafferty, Brian F., Jr.

SWINGLE, MARILYNN - Wells Fargo Bank Na;
201305281; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.

THOMPSON, DAVID: DALLESSANDRO, ANTHONY -
Ally Financial Inc; 201305206; Civil Action;
Dougherty, Michael J.

TULLIO, BRUCE - Metro Public Adjustment Inc;
201305367; Appeal from District Justice.

VHMI LLC: ACRE WINDOW REPLACEMENT -
McCaddin, Colin; 201305505; Appeal from
District Justice.

VOLPE ENTERPRISES INC - Kades, Howard;
201305538; Civil Action; Moore, Richard I.

WELLIVER, KRISTIN - Ally Financial Inc;
201305223; Civil Action; Dougherty, Michael J.

WIJN, MARIA - Thunderbolt Holdings Ltd Llc;
201305338; Civil Action; Pirillo, Melissa.

WILLIAMS, ELAINE - Wells Fargo Bank Na;
201305317; Complaint In Mortgage Foreclosure;
Kolesnik, John M.

WILLIAMS, TAMMY: ROBINSON, CHARLES -
Robinson, Blondine; 201305121; Complaint for
Custody/Visitation.

WOJTOWICZ, IZABELLA - National Collegiate
Student Loan Trust 2007-4; 201305267;
Civil Action; Ratchford, Michael F.

WOJTOWICZ, IZABELLA: ALEXANDRA -
National Collegiate Student Loan Trust 2006-1;
201305272; Civil Action; Ratchford, Michael F.

WOLF, GARY - Wells Fargo Bank Na; 201305404;
Complaint In Mortgage Foreclosure;
Kolesnik, John M.

WOZNISKY, JOHN - Bank Of America Na;
201305351; Complaint In Mortgage Foreclosure;
Krohn, John.

YOUNG MENS CHRISTIAN ASSOCIATION
NORTH PENN - Vrato, Connie; 201305652;
Civil Action; Birch, Robert J.

WILLS PROBATED

Granted Week Ending March 26, 2013

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AMMON, DOROTHY - Towamencin Township;
Ammon, Rod, 220 Southwind Drive
Doylestown, PA 18901.

BEAMESDERFER, GOLDIE A. - East Norriton Township;
Beamesderfer, Cecelia A., 723 Chain Street
Norristown, PA 19401; Beamesderfer, Donald E.,
723 Chain Street Norristown, PA 19401.

BENNER, MARIE M. - Franconia Township;
Seasholtz, Christine B., 2112 Berry Drive
Hatfield, PA 19440.

BLITZER, ELEANOR C. - Springfield Township;
Cole, R. J, 1604 Squire Drive Maple Glen, PA 19002.

BLUM, MARIE R. - Hatfield Township;
Nelson, Craig, 139 Hopewell Lane
Telford, PA 18969.

BONANNI, JOHN J. - Lansdale Borough;
Arena, Christine F., 2266 Warner Road
Lansdale, PA 19446.

BREIER, MICHAEL M. - Lower Moreland Township;
Breier, Elizabeth, 1218 Colonial Drive
Quakertown, PA 18951.

BRYAN, MARJORIE C. - Upper Moreland Township;
Bryan, Colleen, 116 Fair Oaks Ct
Newtown, PA 18940.

CAMPBELL, HAROLD W. - Worcester Township;
Clements, Patricia L., 516 Falcon Road
Audubon, PA 19403.

CARDELL, LYDIA A. - Lansdale Borough;
Snyder, Shirley A., 894 Summeytown Pike
Lansdale, PA 19446.

- CARLIN, FRANCES D. - Conshohocken Borough;
Potter, Mary C., 3661 Daughtridge Drive
Fayetteville, NC 28311-0339.
- CHANG, SUK C. - Lower Merion Township;
Chang, Kyoung S., 461 Wyngate Road
Wynnewood, PA 19096.
- CHESTON, ROBERTA J. - Abington Township;
Cheston, Stephen, 1466 W. Rascher
Chicago, IL 60640; Hanson, Dena,
6133 N. Newburg Avenue Chicago, IL 60631;
Mittelman, Alan J., 1635 Market Street
Phila, PA 19103.
- CORN, SELMA S. - Abington Township;
Corn, Holly C., 351 17Th Street
Santa Monica, CA 90402; Corn, Robert C.,
7160 Settlers Ridge Road Gates Mills, OH 44040.
- CZOP, CARL - Towamencin Township;
Cummings, Theresa C., 116 Bortons Rd
Marlton, NJ 08053.
- DETWILER, EARL S. - Lansdale Borough;
Ashton, Jane, 616 York Avenue Lansdale, PA 19446.
- FOLEY, JOSEPH J., JR. - Abington Township;
Foley, Michael J., 21 Woodside Avenue
Chalfont, PA 18914.
- FORST, MARGARET - Hatfield Borough;
Ewer, Deborah A., 2655 Schukraft Rd
Quakertown, PA 18951.
- FUHRMAN, RUTH S. - Souderton Borough;
Fuhrman, Carl, 2406 Farview Avenue
Hatfield, PA 19440; Nyce, Dolores J.,
34 N. Fourth Street Souderton, PA 18964.
- GOLLOMP, RENEE - Lower Providence Township;
Gollomp, Stephen M., 2541 White Horse Road
Brynwy, PA 19312.
- GONNELLI, JOSEPH - Lower Merion Township;
Odoherty, Joann E., 2816 Hillcrest Road
Drexel Hill, PA 19026; Rucidlo, J. M.,
505 Eaton Road Drexel Hill, PA 19026.
- GRAY, JOANNE - Lansdale Borough; Gray, Andrew B.,
2633 Kirk Ave Broomall, PA 19008.
- GULICK, RICHARD H. - Towamencin Township; ,
121 N. Main Street Souderton, PA 18964.
- HAAS, HARRY - Hatfield Borough;
Williams, Richard T., 29 Village Dr
East Lyme, CT 06333.
- HARTMAN, GENEVIEVE S. - Limerick Township;
Hartman, R. D., 8237 Burrell Lane
King George, VA 22485-3727.
- HENDRICKSON, BEATRICE A. -
Upper Moreland Township; Whisler, Bonnie L.,
101 Ambleside Way Coatesville, PA 19320.
- HORVATH, STEPHEN A. - Lower Merion Township;
Agatone, Michael S., 459 Mountain Road
Boyertown, PA 19004.
- JEFFRIES, ELIZABETH M. - Whitpain Township;
Boland, Susan M., 405 W Garden Rd
Oreland, PA 19075.
- JOY, JOHN C. - Lower Merion Township;
Curtis, Jennifer J., 139 Sutton Road
Ardmore, PA 19003.
- KAMPEN, NATALIE - ; Edelstein, Mady,
5 Soundview Drive Larchmont, NY 10538.
- KEOUGH, DOROTHY B. - Cheltenham Township;
Johnson, Paula G., 76 Rickmar Lane
Frazer, PA 19355; Keough, James D.,
411 South Fourth Street North Wales, PA 19454.
- LANGTON, MARIE D. - Montgomery Township;
Ellison, Marie L., 118 Lafayette Avenue
Oreland, PA 19075; Langton, Joseph H.,
507 Colonial Road Perkiomenville, PA 18074.
- LEDERACH, ELEANORE F. - Franconia Township;
Lederach, Philip C., 431 Morris Road
Lederach, PA 19450.
- LEITHMAN, MARY T. - Abington Township;
Mcdermott, Michael V., 2849 Turner Avenue
Roslyn, PA 19001.
- MANCALL, JACQUELINE C. - Whitemarsh Township;
Mancall, Andrew C., 5 Cove View Road
Cape Elizabeth, ME 04107-1303; Mancall, Peter C.,
1140 Roscomare Road Los Angeles, CA 90077.
- MARINO, HELEN M. - West Norriton Township;
Fackler, Catherine M., 829 South Perkaskie Road
Perkasie, PA 18944; Marino, Benjamin M.,
201 S. Schuylkill Avenue Norristown, PA 19403.
- MENTZER, ROLAND - Pottstown Borough;
Mentzer, Barbara A., 71 N Roland Ave
Pottstown, PA 19464.
- MICH, KATYRNA - Abington Township;
Petriw, Janina J., 823 Suffolk Road
Rydal, PA 19046.
- MONTGOMERY, ANITA P. - Lower Merion Township;
Montgomery, A. R. 360 Asheville School Rd
Asheville, NC 28806; Zimmerman, Elizabeth M.,
2363 Chester Springs Rd Chester Springs, PA 19425.
- OLIVER, JAMES T. - Montgomery Township;
Morrison, Mary Ann, 1014 Townshipline Road
Chalfont, PA 18914.
- PHILLIPS, CONRAD K. - Lower Salford Township;
Phillips, Cynthia A., 970 Haldeman Road
Schwenskville, PA 19473.
- RAHAMUT-ALI, CLAN C. - Springfield Township;
Ali, Michael J., 1283 Huntingdon Road
Abington, PA 19001; Chorley, Patricia,
6851 Staffordshire Street Houston, TX 77030.
- REINHART, ELIZABETH D. - Ambler Borough;
Reinhart, Randy, 92 Edgemont Road
Upper Montclair, NJ 07043; Reinhart, William M.,
416 Haywood Road Ambler, PA 19002.
- RICE, MARY M. - Franconia Township;
Hackman, Barbara J., 1630 Mill Rd
Perkasie, PA 18944; Rice, David O.,
5161 Clover Creek Rd Williamsburg, PA 16693;
Swartley, Ruth A., Po Box 121 Silverdale, PA 18962.
- ROBERTS, ANNA I. - Lower Merion Township;
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Stinson, Monica H., 932 Surrey Drive
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Hatfield, PA 19440; Defelice, Michael J.,
2073 Stewart Drive Hatfield, PA 19440.

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Trumper, Alyssa, 660 Riverside Drive
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WAGNER, CARL H., JR. - Franconia Township;
Hercek, Judith A., 31 Autumn Lea Cir
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WEATHERS, PAUL V. - Upper Dublin Township;
Weathers, Theodore J., 1628 Jill Rd
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YEUTTER, FRANCES E. - Hatfield Township;
Roig, Barbara Y., 10530 Kipling Way
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YOUELLS, PAULINE C. - Franconia Township;
Youells, Daniel D., 4529 Bethlehem Pike
Telford, PA 18969.

RETURN DAY LIST

April 15, 2013
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.

- 802 Partners, LLC v. Behan Brothers, Inc. - Plaintiff's Motion for Protective Order and Motion to Quash Nonparty Subpoenas (Seq. 1 D) - **J. DiMarco**.
- Alvarado v. Goff - Petition to Withdraw as Counsel (Seq. 12) - **K. Wenge - J. Birmingham**.
- Bailey v. Debase - Motion to Compel Discovery (Seq. 8 D) - **C. D'Adamo - T. Stoner**.
- Bancorp Bank v. 630 Skippack, L.P. - Motion to Quash the Notice of Deposition and Subpoena to Attend and Testify in Aid of Execution on Carol Koller (Seq. 125 D) - **L. Swan - R. Rakoski**.
- Bauer v. Bauer - Petition to Withdraw as Counsel (Seq. 71) - **A. Stern**.

- Beautyman v. Donegal Insurance Group - Plaintiff's Motion to Determine Sufficiency of Answer and Objections to Compel Defendant State Farm Mutual Automobile Insurance to Respond to Discovery (Seq. 139 D) - **S. Alvstad - J. Mayers**.
- Blood v. Three Hills Rodeo, Inc. - Motion for Leave to Join Additional Defendants (Seq. 25) (Only Docket #201215-053 - **D. Davis - G. Vokolos**).
- Blue v. Accurate Collision - Petition to Withdraw as Counsel (Seq. 8) - **P. Kahn - J. Fox**.
- Boland v. Pfeiffer - Defendant's Motion to Compel Plaintiff to Answer Defendant's Interrogatories and Request for Production of Documents (Seq. 10 D) - **J. Fine - M. McDonald**.
- Bolden v. Hung - Motion to Compel Plaintiff, Adrian Bolden's Interrogatories and Responses to Request for Production of Documents (Seq. 10 D) - **D. Sherman - L. Borelli**.
- Bond v. Weisz - Motion to Compel Answer to Interrogatories and Requests for Production of Documents and Defendant to Appear for Deposition Testimony (Seq. 15 D) - **M. Goldfield - B. Carter**.
- Borzymowski v. Esurance Insurance Company - Motion to Compel Answer to Request for Production of Documents (Seq. 38 D) - **E. O'Shea - S. Cholden - S. Barrett - W. Cilingin**.
- Brandywine Valley Concrete Construction, LTD v. Gambone Construction Company - Motion to Break and Enter (Seq. 53) - **D. Makara - K. McWhirk**.
- Brown v. Thompson - Motion to Compel Deposition of Plaintiffs (Seq. 17 D) - **P. Rodden - G. Mondjack**.
- Capital One Bank v. Vickers - Petition to Withdraw as Counsel (Seq. 18) - **M. Dougherty - R. Keifer**.
- Carr v. Early Professional Transport, LLC - Motion to Compel Plaintiff Linda and Charles Carr's Interrogatories and Responses to Request for Production of Documents (Seq. 6 D) - **R. Keifer - B. Hoffman**.
- Carrasquillo v. Jacobs - Motion to Compel Discovery Responses (Seq. 10 D) - **A. Sciolla - J. Branca**.
- Cedarbrook Plaza, Inc. v. Storage Partners of Cheltenham, L.P. - Motion for Bifurcation (Seq. 85) - **S. Elia - W. Moffitt**.
- Chase Home Finance, LLC v. Saraceni - Motion to Reassess Damages (Seq. 21) - **A. Spivack - D. Cheetham**.
- Cioffi v. Mantha - Motion to Compel Defendant Pavan Kumar Mantha's Answer to First Set of Interrogatories (Seq. 8 D) - **J. Haggerty - J. Rubin**.
- Ciostek v. Acque - Motion to Compel (Seq. 12 D) - **J. Zimmerman - R. Steiger**.
- Citimortgage, Inc. v. Bezpalko - Motion to Reassess Damages (Seq. 39) - **O. Bezpalko**.
- Citimortgage, Inc. v. Layman - Motion to Reassess Damages (Seq. 13) - **J. Kolesnik**.
- Clark v. Park - Motion to Compel Plaintiffs' Answer to Interrogatories and Request for Production of Documents (Seq. 12 D) - **S. Lupin - W. Taylor**.
- Clyde S. Walton, Inc. v. Horgan Brothers, Inc. - Motion to Compel Answer to Interrogatories and Requests for Production of Documents (Seq. 11 D) - **J. Ladov - W. Bishop**.
- Connard v. North Wales Borough - Motion to Quash Subpoena (Seq. 104 D) - **D. Marshall - A. Hinkle**.

27. *Cooper v. Love* - Defendant's Motion to Compel Plaintiff Morgan Cooper's Complete Response to Request for Production of Documents (Seq. 48 D) Only Docket #201135170 - **C. Cooper - K. Blake.**
28. *Country Cabinet Shop v. Philadelphia Indemnity Insurance Company* - Motion to Dismiss (Seq. 24).
29. *Creech v. Malsch* - Motion for Protective Order (Seq. 98 D) - **D. Jokelson - G. Knoell, III.**
30. *DeRosato v. Quarry Service, Inc.* - Plaintiff's Motion for a Protective Order and/or Injunction Regarding Improper Discovery Methods and Sanctions (Seq. 26 D) - **A. Braitman - F. Gartner.**
31. *Deutsche Bank National Trust Company v. Burns* - Motion to Reassess Damages (Seq. 26) - **J. McGuinness.**
32. *Deutsche Bank National Trust Company v. Tew* - Motion to Reassess Damages (Seq. 16) - **A. Wells.**
33. *DiCecco v. Shore* - Motion to Compel Answer to Interrogatories and Requests for Production of Documents from Plaintiffs (Seq. 13 D) - **R. Thomas - J. Mayers.**
34. *Discover Bank v. Blake* - Motion to Amend Complaint (Seq. 6) - **B. Cavallaro.**
35. *Discover Bank v. Davis* - Motion to Amend Complaint (Seq. 15) - **B. Lawrence - E. Schwabenland.**
36. *Discover Bank v. Golden* - Motion to Amend Complaint (Seq. 9) - **B. Lawrence.**
37. *Discover Bank v. Interrante* - Motion to Amend Complaint (Seq. 13) - **D. Apothaker.**
38. *Discover Bank v. Picard* - Motion to Amend Complaint (Seq. 5) - **B. Lawrence - M. Sheridan.**
39. *Discover Bank v. Plisiewicz* - Motion to Amend Complaint (Seq. 2) - **R. Lieber.**
40. *Discover Bank v. Rinehart* - Motion to Amend Complaint (Seq. 2) - **D. Apothaker.**
41. *Discover Bank v. Sanchez* - Motion to Amend Complaint (Seq. 5) - **B. Cavallaro - P. Dolan.**
42. *Discover Bank v. Serratore* - Motion to Amend Complaint (Seq. 4) - **B. Lawrence - M. Nahrgang.**
43. *Discover Bank v. Smith* - Motion to Amend Complaint (Seq. 3) - **B. Cavallaro.**
44. *Dorazio v. Giant Food Stores, LLC* - Motion to Compel Discovery (Seq. 15 D) - **R. Blasetti - J. Toddy.**
45. *Durdeen v. Goncalves* - Motion to Enforce Compliance With Subpoena Directed to Liberty Mutual Group, Inc. (Seq. 11 D) - **J. Monaghan - J. Mayers.**
46. *Eagle Home Owners, Inc. v. Ertle* - Motion to Reassess Damages (Seq. 2).
47. *Enright v. Ruhap, LLC* - Motion to Compel Discovery (Seq. 58 D) - **C. Kubiak.**
48. *Erie Insurance Exchange v. Britcher* - Motion to Discontinue Action Against Third Party Defendant Body-Borneman Associates, Inc. (Seq. 128) - **J. Haggerty - G. McHugh.**
49. *Erie Insurance Exchange v. Cotton* - Motion to Reopen Case (Seq. 10) - **J. Watson.**
50. *First Niagara Bank v. Scherzer* - Motion to Compel Compliance With Discovery (Seq. 13 D) - **R. Saldutti.**
51. *Ford v. Sharkey Ford* - Petition to Withdraw as Counsel (Seq. 50) Only Docket #200930034 - **G. Brown - G. Lamona.**
52. *Frankentek Residential Systems v. Buerger* - Motion to Strike Mechanics' Lien Claim (Seq. 8) - **E. Seglias - F. Jacoby.**
53. *Frankentek Residential Systems v. Harner Realty I, LLC* - Motion to Strike Mechanics' Lien Claim (Seq. 5) - **E. Seglias - F. Jacoby.**
54. *Frankentek Residential Systems v. Mathers Road, L.P.* - Motion to Strike Mechanics' Lien Claim (Seq. 5) - **E. Seglias - F. Jacoby.**
55. *George v. Merkel* - Petition to Withdraw As Counsel (Seq. 30) - **E. Fabick.**
56. *Gery v. Air Engineering Sales Corporation* - Motion of Defendant Air Engineering Sales Corporation for Leave to Amend its New Matter (Seq. 84) - **R. Jurewicz - F. Lachat.**
57. *Gombar v. Nester* - Defendant Alma Nester's Motion to Strike Plaintiff's Objections to Subpoena (Seq. 25 D) - **M. McDonald - R. Pugh.**
58. *Griffin v. Accurate Collision, Inc.* - Petition to Withdraw as Counsel (Seq. 16) - **H. Dimmerman - J. Fox.**
59. *Griffin v. Drive Here Com* - Petition to Reopen Complaint (Seq. 14) - **R. Van Horn - P. Roath.**
60. *Howard v. Mercy Health System* - Motion to Compel More Specific Answers to Interrogatories (Seq. 101 D) - **M. Troiani - W. Pugh - J. Shusted.**
61. *HSBC Bank, N.A. v. Moss* - Motion to Reassess Damages (Seq. 41) - **C. DeNardo.**
62. *Hughes v. Pet Resort* - Motion to Compel Discovery (Seq. 19 D) - **B. Boyle.**
63. *Ioannidis v. DeSimone* - Motion to Compel Discovery (Seq. 7 D) - **K. Cohen - R. Mattingly.**
64. *Jefferson v. Chestnut Hill Lodge Health and Rehabilitation Center* - Motion to Compel Plaintiffs' Depositions (Seq. 41 D) - **A. Krantz - R. Dillon - D. Sherry.**
65. *Johnson v. Kyamwine* - Motion to Compel Plaintiffs' Deposition (Seq. 23 D) - **D. Rosenbaum - C. Goldberg.**
66. *JP Morgan Chase Bank National Association v. Heaton* - Motion to Reassess Damages (Seq. 13) - **A. Wells.**
67. *JP Morgan Chase Bank National Association v. Preston* - Motion to Reassess Damages (Seq. 16) - **M. Brushwood.**
68. *JP Morgan Chase Bank National Association v. Dowling* - Motion to Reassess Damages (Seq. 9) - **A. Wells.**
69. *JP Morgan Chase Bank National Association v. Lawler* - Motion to Reassess Damages (Seq. 9) - **R. Cusick.**
70. *JP Morgan Chase Bank National Association v. Peters* - Motion to Reassess Damages (Seq. 8) - **C. Donati.**
71. *JP Morgan Chase Bank National Association v. Steffy* - Motion to Reassess Damages (Seq. 14) - **C. Donati.**
72. *K. Hovnanian Venture I, LLC v. Star Concrete* - Motion to Discontinue (Seq. 43) - **C. Torraca - J. Mayers.**
73. *Kamco Building Supply Corporation v. Gambone Construction Company* - Defendant's Motion to Compel Deposition (Seq. 69 D) - **L. Miller - B. Elias.**
74. *Kim v. Diehl* - Motion to Compel Signed Authorization (Seq. 46 D) - **J. Solnick - T. Simmons.**
75. *Kodroff v. Kidder* - Motion to Compel Answer to Interrogatories, Potential Lien Interrogatories and Request for Production of Documents (Seq. 11 D) - **K. Malloy - I. Acevedo.**

76. Lawrence W. Repp, Administrator of the Estate of Travis M. Repp, Deceased v. Stadium North Sports Bar and Grill - Motion to Compel Plaintiff's Discovery Responses (Seq. 30 D) Only Docket #201221027 - **M. Paladino - J. Evans.**
77. Levy v. PNC Bank - Motion to Compel Discovery (Seq. 22 D) - **M. Clemm - P. Troy.**
78. Lincoln Benefits Group, Inc. v. Hacker - Plaintiff's Motion to Compel Defendant's Reply to Request for Production of Documents (Seq. 6 D) - **J. Carney.**
79. Lipkin v. Bush Levin & Tecosky - Motion to Compel Discovery from Defendant Zinman (Seq. 180 D) - **J. Goldman - M. Furman.**
80. McCabe v. Gianginis - Motion to Compel Discovery (Seq. 7 D) - **J. Fonash - R. Mattingly.**
81. McCurdy v. Jagers - Motion to Compel Responses to Discovery Requests Addressed to Plaintiff (Seq. 30 D) - **A. Aigeldinger - M. Myers.**
82. Meyer Design v. C&R Services Pennsylvania, LLC - Petition to Withdraw as Counsel (Seq. 19) - **P. Yampolsky - M. Grosh.**
83. Midland Funding, LLC v. Lindtner - Motion to Compel (Seq. 5 D) - **Y. Weinstein.**
84. Nichols v. Nichols - Petition to Withdraw As Counsel (Seq. 15) - **M. Raisman - J. Highlands.**
85. Oelmann v. Oelmann - Petition to Withdraw as Counsel (Seq. 32) - **M. Gottlieb.**
86. Offner v. Erie Insurance Group - Motion to Compel Plaintiffs' Deposition (Seq. 43 D) - **C. Rybny.**
87. Peoples v. Briggs - Motion to Compel Answer to Interrogatories and Response to Request for Production of Documents (Seq. 6 D) - **M. Strauss - D. Jenssen.**
88. PHH Mortgage Corporation v. Thompson - Motion to Reassess Damages (Seq. 45) - **F. Hallinan.**
89. Recupido v. Clifford - Motion to Compel Discovery Responses (Seq. 14 D) - **D. Rieder - J. Rubin.**
90. Recupido v. Garcia-Texidor - Motion to Compel Discovery (Seq. 8 D) - **D. Rieder - S. Kasurkin.**
91. Reynolds v. Reynolds - Petition to Withdraw as Counsel (Seq. 17) - **J. Carney - C. Consolo.**
92. Richter v. Richter - Motion to Compel Answer to Interrogatories and Responses to Request for Production of Documents (Seq. 25 D) - **J. Leffler - T. Simmons - G. Ray.**
93. Riser v. Sears Roebuck & Company - Motion to Compel Against Plaintiffs Adrienna H. Riser and Robert Riser (Seq. 9 D) - **R. Birch - R. Sanzo.**
94. Ryan v. Pirner - Motion to Compel Plaintiff's Discovery (Seq. 21 D) - **G. Mitsch - D. Dean.**
95. Salerno v. Panaccio - Defendants' Motion to Compel Plaintiff's Discovery Responses (Seq. 11 D) - **H. Spirt - J. Shaffer.**
96. Shah v. King Limousine Service, Inc. - Defendant's Motion to Compel Plaintiffs' Discovery Responses (Seq. 6 D) - **W. Roark - J. Thome.**
97. Shin v. Chang - Motion for Preclusion of Plaintiff Choon Young Kang (Seq. 54 D) - **S. Wilson - A. Filopoulos.**
98. Silverman v. Brewington - Motion to Compel Additional Defendant Edward Silverman's Attendance at Oral Deposition (Seq. 76 D) - **M. Wolf - L. Borelli.**
99. Souderton Area School District v. Moran - Petition for Relief from Default Judgment - **K. Berman.**
100. Springside School v. El Shabazz - Petition to Reopen Matter (Seq. 3).
101. Steininger v. Covenant Partners, L.P. - Motion to Deem Admitted Defendants' New Matter to Complaint (Seq. 39) - **D. Breidenbach - S. Skovron.**
102. Thorp v. Thorp - Petition to Withdraw as Counsel (Seq. 8) - **S. Ford - J. Pritchard.**
103. U.S. Bank National Association v. Hobensack - Motion to Reassess Damages (Seq. 13) - **A. Wells.**
104. U.S. Bank National Association as Trustee v. Kandrick - Motion to Reassess Damages (Seq. 25) - **A. Wells.**
105. Vahora v. Radar - Motion to Compel Answer to Discovery (Seq. 6 D) - **S. Bernstein - J. Gilman.**
106. Wells Fargo Bank, N.A. v. Kim - Motion to Reassess Damages (Seq. 28) - **C. Dunn - H. Baik.**
107. Wells Fargo Bank, N.A. v. Bolis - Motion to Reassess Damages (Seq. 12) - **R. Cusick.**
108. Wells Fargo Bank, N.A. v. Brown - Motion to Reassess Damages (Seq. 26) - **A. Wells.**
109. Wells Fargo Bank, N.A. v. Hong - Motion to Reassess Damages (Seq. 16) - **R. Cusick.**
110. Wells Fargo Bank, N.A. v. Mullin - Motion to Reassess Damages (Seq. 39) - **S. Shah-Jani.**
111. Wells Fargo Bank, N.A. v. Orchard - Motion to Reassess Damages (Seq. 25) - **W. Miller.**
112. Wesemann v. Larkins - Defendant's Motion to Compel Responses to Discovery Addressed to Plaintiffs (Seq. 5 D) - **D. Aaron - B. Hoffler.**
113. Williams Pontiac Company v. Patriot Buick Pontiac GMC, Inc. - Motion to Compel Responses to Requests for Production of Documents (Seq. 63 D) Only Docket #200617613 - **A. Riviezzo - L. DeBruicker.**
114. Wolf v. Dessner - Petition to Withdraw as Counsel (Seq. 66) - **W. McClatchy - J. Beer - D. Davis.**
115. Yellowbook, Inc. v. Veon - Motion to Compel Answer to Discovery (Seq. 6 D) - **M. Lessa - R. Veon.**